

Asbestos Demolition Report

Langford
Horsemere Green Lane
Climping
BN17 5QZ

On behalf of

MJH Executive Homes

Reference: C-07604



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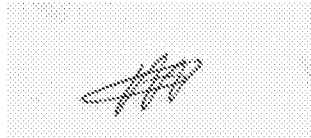
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1.0 SITE INFORMATION

Report Reference: C-07604
Survey Type: Asbestos Demolition Report
Site Address: Langford
Horsemere Green Lane
Climping
BN17 5QZ
Client Name and Address: MJH Executive Homes
Cypress Place
Waterford House
Clapham
BN13 3UT
Client Contact: Rachel
Survey Date(s): 22/07/2020
Report Issue Date: 24/07/2020

Name of Surveyor(s):

Ryan Reeve-Fowkes



Report Authorised By:

Scott Weeks



Scope of Works: To carry out a demolition survey to residential property. All works to conform with HSG264 and internal company procedures.

Excluded Areas: None

Building Usage: Residential

Age of Building: Unknown

2.0 EXECUTIVE SUMMARY

A Demolition Survey was carried out at Langford, Horsemere Green Lane, Langford, Horsemere Green Lane, Climping on 22/07/2020.

2.1 Summary of Asbestos Locations:

Langford, Horsemere Green Lane						
Floor	Area / Room	Material Description	Substrate	Sample No.	Material Score	Recommended action
Ground Floor	004 - Garage 1	Ceiling - Cement Product	Nailed to timber	S003	3 - Very Low	Remove - NON-Licensed Material
Ground Floor	004 - Garage 1	Stairbacking - Cement Product	Nailed to timber	X003	3 - Very Low	Remove - NON-Licensed Material
Ground Floor	009 - Living room	Heater unit - Gaskets (rope/woven)	Bonded to metal	SP	5 - Low	Remove - NON-Licensed Material
External	018 - Garage 2	Ceiling - Cement Product	Nailed to timber	S007	3 - Very Low	Remove - NON-Licensed Material
External	019 - Externals	External wall - Cement Product	Nailed to timber	X003	3 - Very Low	Remove - NON-Licensed Material
External	019 - Externals	External wall - Cement Product	Nailed to timber	S009	3 - Very Low	Remove - NON-Licensed Material

2.2 No Access Areas:

All areas within the scope of the survey were accessed.

3.0 SURVEY RESULTS

Material Assessment Score

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	Score	Examples
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

Material Assessment Score - *Applicable to Positive Asbestos Samples only*

The Material Assessment Score is derived by adding together the above classification numbers together and assigning the scores High, Medium and Low as follows;

High Material with an Assessment Score of > 9:

The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All fallen asbestos debris and loose surface material is assigned a high risk rating, because any disturbance of materials is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.

Medium Material with an Assessment Score of between 7 and 9:

The asbestos-containing material is in a location or in a condition that requires remedial action. The action may entail minor repairs to damaged surfaces or encapsulation of exposed asbestos surfaces. Following the remedial measures, the Assessment Score may be reduced to Low. However, in the long term it is recommended that all materials in this risk category should be removed as soon as possible.

Low Material with an Assessment Score of between 5 and 6:

The asbestos-containing material is in a condition or in a location that does not create a significant health risk, provided that it remains undisturbed. A Low Material Assessment Score applies only if there is little or no risk of disturbance. However, changes in work methods, or building use could change this assessment. The Assessment Score could increase to High if it were decided to carry out building works that would disturb the material.

Very Low Material with an Assessment Score of < 5 or less:

The asbestos-containing material is in a condition or form that represents a very low risk to health, provided that it remains undisturbed. Examples include composite resin products where the asbestos fibres are securely bound into the product.

4.0 INTRODUCTION

Scope and Purpose

4.1 MJH Executive Homes has commissioned **Crucial Environmental Ltd** to undertake an Asbestos Demolition Survey of Langford, Horsemere Green Lane. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's. This report provides a record and assessment of the extent and characteristics of ACM's and is based on information made available on 22/07/2020.

Refurbishment/Demolition Survey

A Refurbishment/Demolition Survey extends the 'Management Survey', to include investigations into all reasonably accessible sealed voids and the fabric of the building. This survey includes breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos and, normally, this is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged.

A Refurbishment/Demolition Survey shall only be carried out if safe to do so - for example if there are live services inside a building, access may not be possible to certain areas and may require a further visit in the future.

This survey type shall result in a more accurate survey, but will again take more time and hence entail a greater cost. In addition, an asbestos register is not included in this type of survey, as it is presumed that all asbestos materials identified are to be removed to facilitate the refurbishment or demolition works.

4.2 This particular survey comprised a Demolition survey carried out in accordance with the Health and Safety Executive's guidance document HSG 264.

This means that:

- As far as reasonably practicable, locate and describe all ACM's in all reasonably accessible areas of the building.
- A sampling programme is undertaken to identify possible ACM's and estimates of the volumes and the surface areas of ACM made.
- A record of the condition of the ACM's or where additional asbestos debris may be expected to be present is produced.

4.3 The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at Langford, Horsemere Green Lane are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACMs.

4.4 The findings of this report will need to be revised and updated periodically to reflect the progress made in the action plan.

5.0 INVESTIGATIONS

Baseline Information

5.1 There is no baseline information concerning the presence of asbestos at Langford, Horsemere Green Lane. It appears that no previous work has been carried out to identify, remove or repair any asbestos-containing materials at the site.

Inspection, Sampling and Analysis

Typical sources considered

5.2 The inspection work undertaken by **Crucial Environmental Ltd** has taken account of the typical sources of asbestos found in other similar buildings, of a similar age.

5.3 Asbestos has been added to many different building materials over the past century to improve their thermal, insulation and strength properties. The commercial use of asbestos began in the late nineteenth century and increased steadily until the 1940s. After World War II, asbestos was used extensively in buildings, particularly during the 1950s, 1960s and 1970s.

5.4 In 1999 the Government banned the import, supplies and use of all forms of materials containing asbestos.

5.5 The site drawing and sample sheets may show that some rooms contain no entry of samples taken. This means that from past history of ACM's and the experience of the surveyor it is deemed that no visual ACM's were found in that room. It will be accepted that all rooms will have been examined for ACM's during this survey unless they are identified as excluded from the survey.

Visual Inspection

5.6 A visual inspection survey was carried out by **Crucial Environmental Ltd** on **22/07/2020** and involved examination of all of the buildings within the site.

5.7 Sampling was carried out on **22/07/2020** in accordance with the method specified in HSG264, published by the Health & Safety Executive.

5.8 Access to the buildings was arranged by **MJH Executive Homes**, and photographs were taken to provide a record of all of the locations and materials examined. A photographic record of the inspection is incorporated in the sample sheets.

5.9 Analysis of the recovered samples was carried out by **Crucial Environmental.Ltd** in accordance with the procedure specified in HSG248, Asbestos: The Analysts Guide, published by the Health & Safety Executive. **Crucial Environmental Ltd** are accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.

Control of Asbestos Regulations 2012

5.10 The Control of Asbestos Regulations 2012 (CAR) apply to most work situations involving risk of exposure to asbestos. From May 2004 the Duty to Manage asbestos in non-domestic premises requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- Make a written assessment of the risk of exposure from asbestos.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
 - material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
 - material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
 - information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health & Safety Regulations

5.11 Under Section 2 of the Health and Safety at Work etc. Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work.

In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

5.12 Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information on the location of asbestos is made available to any person likely to be exposed to ACMs.
- Training is given to anyone liable to be exposed to asbestos.

6.0 LIMITATIONS

Introduction

6.1 The recommendations provided in this Section identify the main elements of the Action Plans that need to be developed and implemented by **MJH Executive Homes or the contractual 'Duty Holder'** in order to address the asbestos management issues that affect Langford, Horsemere Green Lane.

6.2 We recommend that further inspection, sampling and testing is carried out if the scope of works changes from this survey.

All areas were inspected as far as is reasonably practicable as per HSG264 & internal company procedures.

Gaskets to the heater were inaccessible therefore have been strongly presumed to be ACMs.

Programme for Removal or Treatment of Asbestos Materials

6.3 A programme for the removal, encapsulation or monitoring of asbestos materials should be identified in the Asbestos Management Plan. This work is beyond the scope of our current commission, though technical assistance can be provided to assist clients if required.

6.4 The management plan for the removal, encapsulation and/or monitoring of ACM's, requires a priority assessment to be completed, this looks at the likelihood of someone disturbing the ACM, and takes account of:

- The Material and Priority Assessment Scores for the materials in question.
- The Disturbance Potential for the materials in question.
- Areas where planned future works or maintenance activities entail contact with materials that are known to contain asbestos.
- The occupant activities undertaken in the area concerned.
- The human exposure potential.

Materials with a High Assessment Score - Applicable to Positive Asbestos Samples only.

6.5 Suspected *high-risk* asbestos-containing materials. It may be more economical to remove *high-risk* asbestos materials than to attempt to carry out in-situ remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials.

6.6 Loose materials and debris, which can have a medium or low Assessment Score should also be removed as they may have a high potential for disturbance and therefore a risk of contamination spread.

Materials with a medium or Low Assessment Score - Applicable to Positive Asbestos Samples only.

6.7 The recommended approach for dealing with the *medium-risk and low-risk* asbestos containing materials identified. For these materials, the decision to remove the materials should be based on the priority assessment of whether the risk associated with removal would be less than the risk associated with in-situ management. In some circumstances, managing the risk with routine inspections may be more appropriate in the short to medium term, particularly where the material is in good condition, the location is 'remote' and it is considered feasible to provide adequate safeguards against inadvertent contact or exposure.

Areas affected by Planned Future Works

6.8 Where asbestos is present in areas where future work is planned or contemplated, special consideration must be given to the health and safety risks associated with the work, irrespective of the Material Assessment Score assigned to the material.

6.9 Employers have a duty of care under the Control of Asbestos at Work Regulations 2012 to any person or organisation that may work at their premises. Information must therefore be provided to any contractor or employee that may come into contact with ACM's. The information provided should include but need not be limited to the details provided in this report. Information concerning the presence of asbestos should not only be given to contractors, but also to Designers, Planning

Supervisors, and Principal Designer (within the meaning of the CDM Regulations) so that suitable risk assessments can be carried out and used to develop the Health & Safety Plan and safe systems of work.

6.10 Planning for individual projects that involve dealing with specific asbestos management issues should also consider the wider context, including opportunities for the cost-effective treatment or removal of asbestos materials.

Management Responsibility

6.11 Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos,
- Controlling the Asbestos Register,
- Liaising with specialist asbestos consultants and contractors,
- Monitoring the action plan.

7.0 CAVEATS

7.1 All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACM's may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises, and for notifying the appropriate authorities where necessary. All dimensions and areas given are approximate and should be used for guidance purposes only.

Refurbishment and Demolition Surveys

7.2 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. If the building is to undergo major refurbishment or demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

8.0 REFERENCES

HSG264 Asbestos: The Survey Guide. *HSE Books*

HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures, *HSE Books*

A Comprehensive Guide to Managing Asbestos in Premises HSG 227, *HSE Books*

The Management of Asbestos in Non-Domestic Premises, Regulation 4 of The Control of Asbestos Regulations 2012 *Approved Code of Practice (L143 Second edition) HSE Books 2013.*

The Control of Asbestos Regulations 2012 *The Stationary Office*

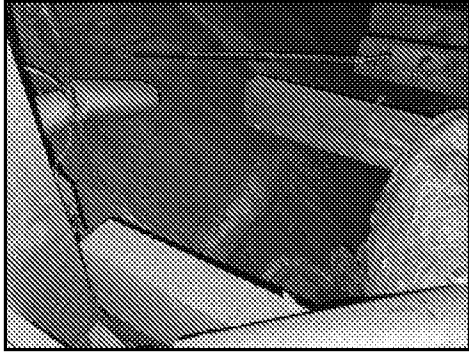
Asbestos Essentials. Task Manual for building, maintenance and allied trades on non-licensed asbestos work *HSG210, HSE Books*

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

Date Surveyed: 22/07/2020

9.0 SAMPLE SHEETS

Building:	Langford, Horsemere Green Lane	Floor	1st Floor		
Location ID	001	Location	Roof void		
Sample Number	S001	Extent	2 m ²		
Item / Position	Lining	Material	Bituminous Product		
Product Type		Scores	-		
Condition			-		
Surface Treatment			-		
Asbestos Type	No asbestos detected		-		
Material Assessment	N/A				
Substrate	Nailed to timber	Accessibility	-		
Main Photo		Close Up Photo			
					
Recommendation	No action required				
Comments	Galvanised steel water tank, foam insulated pipework, MMMF insulation, rockwall insulation, Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor:	1st Floor		
Location ID:	002	Location:	Bedroom		
Sample Number:	S002	Extent:	3 lin m		
Item / Position:	Wall under window	Material:	Insulating Board		
Product Type:		Scores	-		
Condition:			-		
Surface Treatment:			-		
Asbestos Type:	No asbestos detected		-		
Material Assessment:	N/A				
Substrate:	Nailed to timber	Accessibility:	-		
Main Photo		Close Up Photo			
					
Recommendation:	No action required				
Comments:	Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

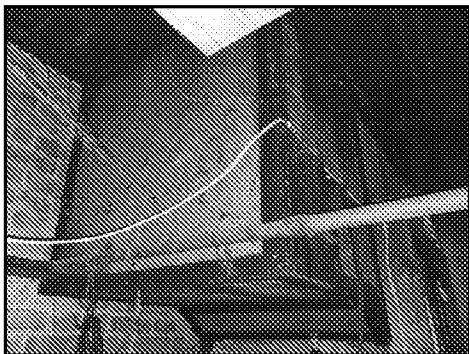
Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor:	Ground Floor		
Location ID:	004	Location:	Garage 1		
Sample Number:	S003	Extent:	19 m ²		
Item / Position:	Ceiling	Material:	Cement Product		
Product Type:	Asbestos reinforced composites etc.	Scores	1		
Condition:	Good Condition		0		
Surface Treatment:	Sealed		1		
Asbestos Type:	Chrysotile		1		
Material Assessment:	Very Low		3		
Substrate:	Nailed to timber	Accessibility:	High		
Main Photo		Close Up Photo			
					
Recommendation:	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments:	Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

Date Surveyed: 22/07/2020

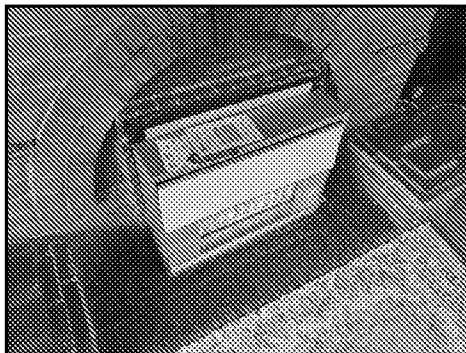
Building:	Langford, Horsemere Green Lane	Floor:	Ground Floor		
Location ID:	004	Location:	Garage 1		
Sample Number:	X003	Extent:	3 m ²		
Item / Position:	Stairbacking	Material:	Cement Product		
Product Type:	Asbestos reinforced composites etc.	Scores	1		
Condition:	Good Condition		0		
Surface Treatment:	Sealed		1		
Asbestos Type:	Chrysotile		1		
Material Assessment:	Very Low		3		
Substrate:	Nailed to timber	Accessibility:	High		
Main Photo		Close Up Photo			
					
Recommendation:	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments:	Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

Site: Langford, Horsemere Green Lane

Building:	Langford, Horsemere Green Lane	Floor:	Ground Floor		
Location ID:	009	Location:	Living room		
Sample Number:	SP	Extent:	<1 m ²		
Item / Position:	Heater unit	Material:	Gaskets (rope/woven)		
Product Type:	Asbestos insulating board, millboards, gaskets & ropes etc.	Scores	2		
Condition:	Good Condition		0		
Surface Treatment:	Partially Unsealed		2		
Asbestos Type:	Strongly Presumed Chrysotile		1		
Material Assessment:	Low		5		
Substrate:	Bonded to metal	Accessibility:			
Main Photo		Close Up Photo			
					
Recommendation:	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments:	Bonded to metal				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

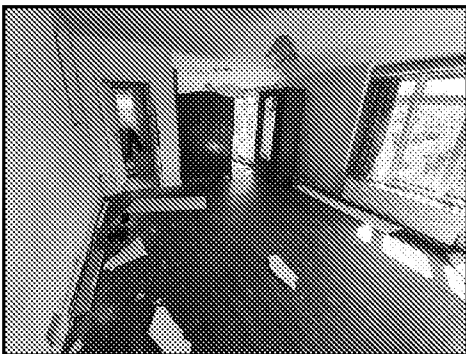
Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor:	Ground Floor		
Location ID:	009	Location:	Living room		
Sample Number:	S004	Extent:	5 lin m		
Item / Position:	Window lining	Material:	Bituminous Product		
Product Type:		Scores	-		
Condition:			-		
Surface Treatment:			-		
Asbestos Type:	No asbestos detected		-		
Material Assessment:	N/A				
Substrate:	Nailed to timber	Accessibility:	-		
Main Photo		Close Up Photo			
					
Recommendation:	No action required				
Comments:	Brick-built fireplace Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

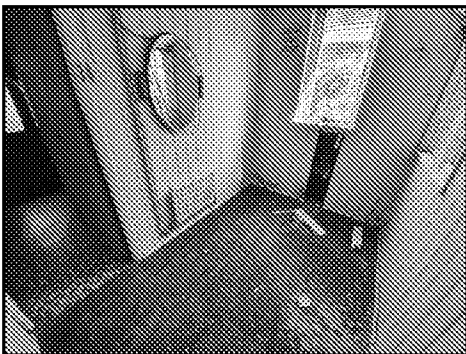
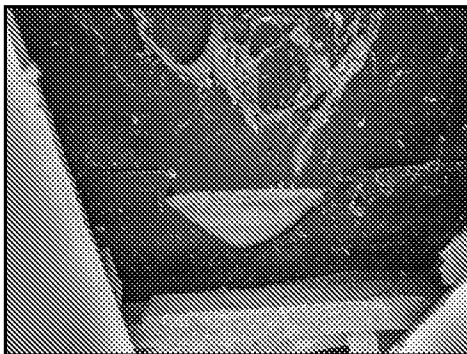
Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor:	Ground Floor		
Location ID:	010	Location:	Bedroom		
Sample Number:	S005	Extent:	1.5 m ²		
Item / Position:	Wall under window	Material:	Insulating Board		
Product Type:		Scores	-		
Condition:			-		
Surface Treatment:			-		
Asbestos Type:	No asbestos detected		-		
Material Assessment:	N/A				
Substrate:	Nailed to timber	Accessibility:	-		
Main Photo		Close Up Photo			
					
Recommendation:	No action required				
Comments:	Timber packers to windowsills Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

Date Surveyed: 22/07/2020

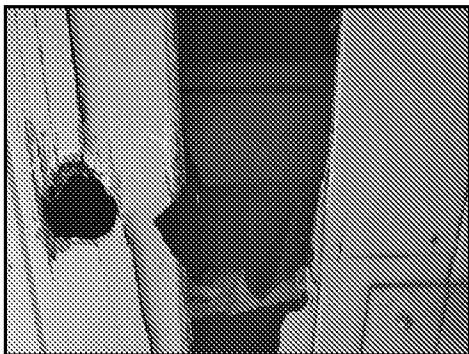
Building:	Langford, Horsemere Green Lane	Floor:	Ground Floor		
Location ID:	015	Location:	Store		
Sample Number:	S006	Extent:	8 m ²		
Item / Position:	Lining	Material:	Bituminous Product		
Product Type:		Scores	-		
Condition:			-		
Surface Treatment:			-		
Asbestos Type:	No asbestos detected		-		
Material Assessment:	N/A				
Substrate:	Nailed to timber	Accessibility:	-		
Main Photo		Close Up Photo			
					
Recommendation:	No action required				
Comments:	Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

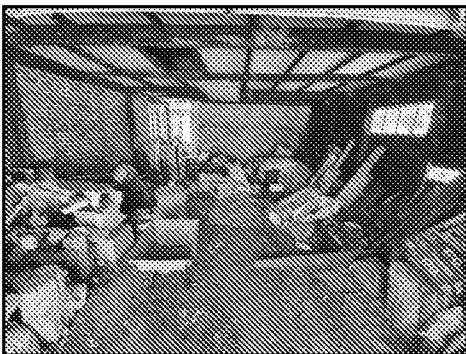
Site: Langford, Horsemere Green Lane

Building:	Langford, Horsemere Green Lane	Floor:	Ground Floor		
Location ID:	016	Location:	Utility room		
Sample Number:	X006	Extent:	5 m ²		
Item / Position:	Lining	Material:	Bituminous Product		
Product Type:		Scores	-		
Condition:			-		
Surface Treatment:			-		
Asbestos Type:	No asbestos detected		-		
Material Assessment:	N/A				
Substrate:	Nailed to timber	Accessibility:	-		
Main Photo		Close Up Photo			
					
Recommendation:	No action required				
Comments:	Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

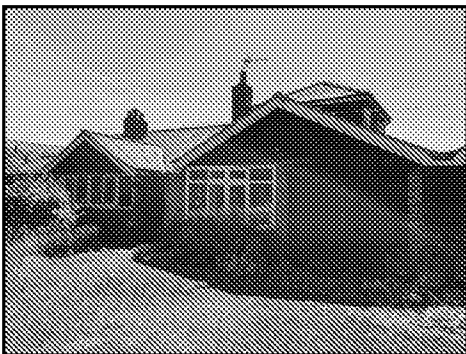
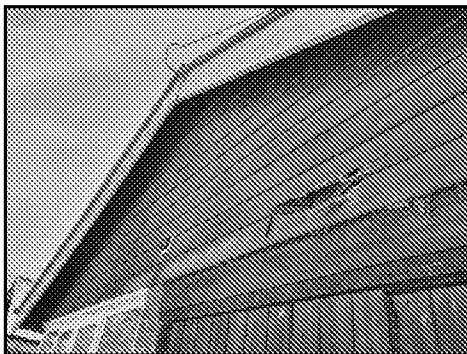
Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor:	External		
Location ID:	018	Location:	Garage 2		
Sample Number:	S007	Extent:	36 m ²		
Item / Position:	Ceiling	Material:	Cement Product		
Product Type:	Asbestos reinforced composites etc.	Scores	1		
Condition:	Good Condition		0		
Surface Treatment:	Sealed		1		
Asbestos Type:	Chrysotile		1		
Material Assessment:	Very Low		3		
Substrate:	Nailed to timber	Accessibility:	High		
Main Photo		Close Up Photo			
					
Recommendation:	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments:	Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

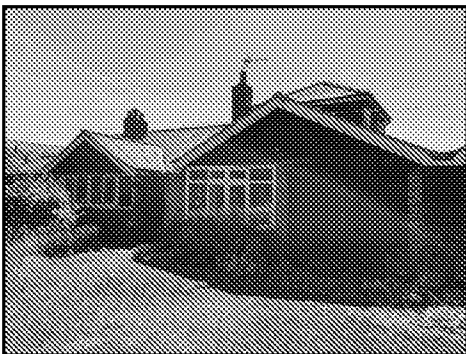
Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor:	External		
Location ID:	019	Location:	Externals		
Sample Number:	X003	Extent:	3 m ²		
Item / Position:	External wall	Material:	Cement Product		
Product Type:	Asbestos reinforced composites etc.	Scores	1		
Condition:	Good Condition		0		
Surface Treatment:	Sealed		1		
Asbestos Type:	Chrysotile		1		
Material Assessment:	Very Low		3		
Substrate:	Nailed to timber	Accessibility:	High		
Main Photo		Close Up Photo			
					
Recommendation:	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments:	Pitched slate tiled roofs, timber canopies, timber soffits , upvc cladded fascias, slate undercloaking Nailed to timber				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

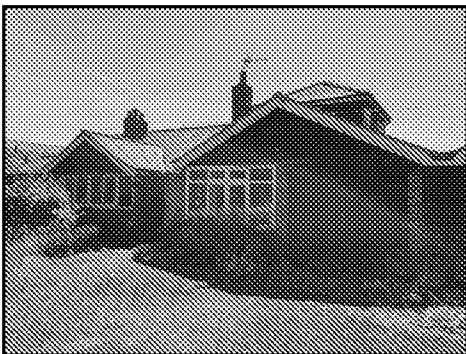
Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor	External		
Location ID	019	Location	Externals		
Sample Number	S008	Extent	80 lin m		
Item / Position	DPC	Material	Bituminous Product		
Product Type		Scores	-		
Condition			-		
Surface Treatment			-		
Asbestos Type	No asbestos detected		-		
Material Assessment	N/A				
Substrate	Bonded to brickwork	Accessibility	-		
Main Photo		Close Up Photo			
					
Recommendation	No action required				
Comments	Pitched slate tiled roofs, timber canopys, timber soffits , upvc cladded fascias, slate undercloaking Bonded to brickwork				

SAMPLE SHEETS

Client: MJH Executive Homes
 Site: Langford, Horsemere Green Lane

Date Surveyed: 22/07/2020

Building:	Langford, Horsemere Green Lane	Floor	External		
Location ID	019	Location	Externals		
Sample Number	S009	Extent	14 m ²		
Item / Position	External wall	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Good Condition		0		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Very Low		3		
Substrate	Nailed to timber	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Pitched slate tiled roofs, timber canopies, timber soffits , upvc cladded fascias, slate undercloaking Nailed to timber				

ASBESTOS REGISTER

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

Site: Langford, Horsmere Green Lane

10.0 ASBESTOS REGISTER

Langford, Horsmere Green Lane												
Floor	Area / Room	Accessibility	Material	Substrate	Extent	Product Type	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
1st Floor	001 - Roof void	High	Lining Bituminous Product	Nailed to timber	2 m ²	-	-	-	S001	0 (NAD)	0	No action required
1st Floor	002 - Bedroom	High	Wall under window Insulating Board	Nailed to timber	3 lin m	-	-	-	S002	0 (NAD)	0	No action required
Ground Floor	004 - Garage 1	High	Stairbacking Cement Product	Nailed to timber	3 m ²	1	0	1	X003	1 (Chrysotile)	3 - Very Low	Remove - NON-Licensed Material
Ground Floor	004 - Garage 1	High	Ceiling Cement Product	Nailed to timber	19 m ²	1	0	1	S003	1 (Chrysotile)	3 - Very Low	Remove - NON-Licensed Material
Ground Floor	009 - Living room		Heater unit Gaskets (rope/woven)	Bonded to metal	<1 m ²	2	0	2	SP	1 (Chrysotile)	5 - Low	Remove - NON-Licensed Material
Ground Floor	009 - Living room	High	Window lining Bituminous Product	Nailed to timber	5 lin m	-	-	-	S004	0 (NAD)	0	No action required
Ground Floor	010 - Bedroom	High	Wall under window Insulating Board	Nailed to timber	1.5 m ²	-	-	-	S005	0 (NAD)	0	No action required
Ground Floor	015 - Store	High	Lining Bituminous Product	Nailed to timber	8 m ²	-	-	-	S006	0 (NAD)	0	No action required
Ground Floor	016 - Utility room	High	Lining Bituminous Product	Nailed to timber	5 m ²	-	-	-	X006	0 (NAD)	0	No action required
External	018 - Garage 2	High	Ceiling Cement Product	Nailed to timber	36 m ²	1	0	1	S007	1 (Chrysotile)	3 - Very Low	Remove - NON-Licensed Material
External	019 - Externals	High	External wall Cement Product	Nailed to timber	3 m ²	1	0	1	X003	1 (Chrysotile)	3 - Very Low	Remove - NON-Licensed Material
External	019 - Externals		DPC Bituminous Product	Bonded to brickwork	80 lin m	-	-	-	S008	0 (NAD)	0	No action required
External	019 - Externals	High	External wall Cement Product	Nailed to timber	14 m ²	1	0	1	S009	1 (Chrysotile)	3 - Very Low	Remove - NON-Licensed Material

Report No: C-07604

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S = Sampled; SP = Strongly Presumed; P = Presumed; X = Cross Reference (Same as another)

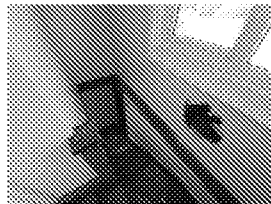
NON-ASBESTOS REGISTER

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

Site: Langford, Horsmere Green Lane

11.0 NON-ASBESTOS REGISTER

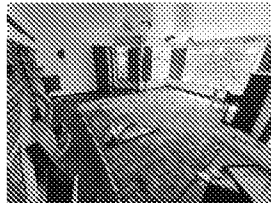
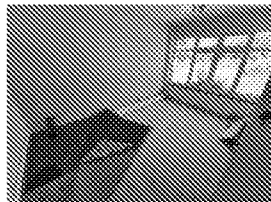
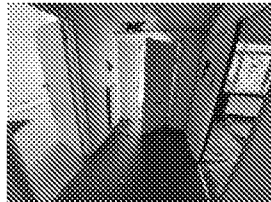
Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Langford, Horsmere Green Lane	1st Floor	001 - Roof void	Lining : Bituminous Product Ceiling : Timber Walls: Brick / Block Floor: Plaster Board	Galvanised steel water tank, foam insulated pipework, MMMF insulation, rockwall insulation,		
Langford, Horsmere Green Lane	1st Floor	002 - Bedroom	Wall under window : Insulating Board Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Internal Wall: Plaster Board			
Langford, Horsmere Green Lane	1st Floor	003 - Stairwell	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Internal Walls: Plaster Board			
Langford, Horsmere Green Lane	Ground Floor	004 - Garage 1	Walls: Brick / Block Floor: Concrete Walls: Brick / Block Floor: Concrete			

NON-ASBESTOS REGISTER

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

Site: Langford, Horsemere Green Lane

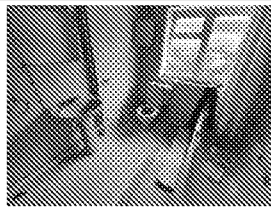
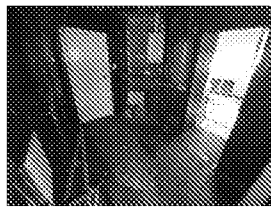
Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Langford, Horsemere Green Lane	Ground Floor	005 - Bedroom	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Carpeted / carpet tiled	Timber packers to windowsills and door frames		
Langford, Horsemere Green Lane	Ground Floor	006 - Dining room	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber	Brick built fireplace, tiled windowsills, plasterboard stair backing		
Langford, Horsemere Green Lane	Ground Floor	007 - Bedroom	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Carpeted / carpet tiled Internal Wall: Plaster Board	Timber packers to windowsills		
Langford, Horsemere Green Lane	Ground Floor	008 - Entrance Hall	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Carpeted / carpet tiled Internal Wall: Plaster Board	Timber packers to windowsills		

NON-ASBESTOS REGISTER

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

Site: Langford, Horsemere Green Lane

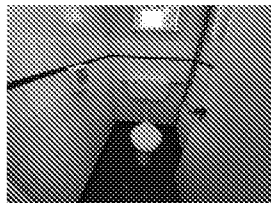
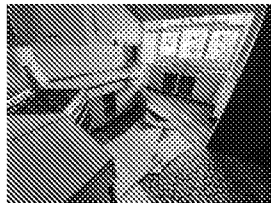
Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Langford, Horsemere Green Lane	Ground Floor	009 - Living room	Ceiling : Timber Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Carpeted / carpet tiled Internal Wall: Timber Window lining : Bituminous Product	Brick-built fireplace		
Langford, Horsemere Green Lane	Ground Floor	010 - Bedroom	Wall under window : Insulating Board Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber	Timber packers to windowsills		
Langford, Horsemere Green Lane	Ground Floor	011 - Bathroom	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Linoleum covered	Modern lining to windowsill, plastic bath panel, modern sanitary ware		
Langford, Horsemere Green Lane	Ground Floor	012 - Lobby	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Carpeted / carpet tiled Internal Wall: Timber	Modern boiler, foam insulated copper tank, brick built fireplace, metal infill panel		

NON-ASBESTOS REGISTER

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

Site: Langford, Horsemere Green Lane

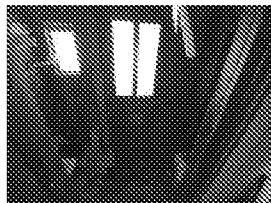
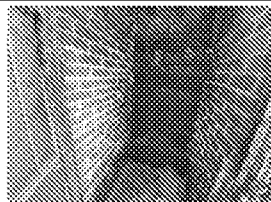
Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Langford, Horsemere Green Lane	Ground Floor	013 - WC	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Linoleum covered			
Langford, Horsemere Green Lane	Ground Floor	014 - Kitchen	Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Floor Covering : Linoleum covered Internal Walls: Plaster Board			
Langford, Horsemere Green Lane	Ground Floor	015 - Store	Lining : Bituminous Product Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Internal Walls: Timber			
Langford, Horsemere Green Lane	Ground Floor	016 - Utility room	Lining : Bituminous Product Ceiling : Plaster Board Walls: Plastered brick / block / concrete Floor: Timber Internal Walls: Timber			

NON-ASBESTOS REGISTER

Client: MJH Executive Homes

Date Surveyed: 22/07/2020

Site: Langford, Horsemere Green Lane

Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Langford, Horsemere Green Lane	Ground Floor	017 - Entrance Hall 2				
Langford, Horsemere Green Lane	External	018 - Garage 2	Walls: Brick / Block Floor: Concrete Internal Wall: Timber			
Langford, Horsemere Green Lane	External	019 - Externals	DPC : Bituminous Product			
Langford, Horsemere Green Lane	External	020 - External cupboard	Ceiling : Timber Walls: Brick / Block Floor: Concrete			

12.0 CERTIFICATES OF ANALYSIS



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Certificate of Bulk Analysis

Client:	MJH Executive Homes	Certificate Number:	CL7492
Client Address:	MJH Executive Homes, Cypress Place, Waterford House, Clapham, BN13 3UT		
Site Address:	Langford, Horsemere Green Lane, Langford, Horsemere Green Lane, Climping, BN17 5QZ		
Analysis Date:	23/07/2020	Client Reference:	C-07604
		Samples Received:	9

Sample No	CL Ref	Location	Description	Fibre Type Detected
001	CL7492/1	Roof void	Lining - Bituminous Product	WAB
002	CL7492/2	Bedroom	Wall under window - Insulating Board	WAB
003	CL7492/3	Garage 1	Ceiling - Cement Product	Chrysotile
004	CL7492/4	Living room	Window lining - Bituminous Product	WAB
005	CL7492/5	Bedroom	Wall under window - Insulating Board	WAB
006	CL7492/6	Store	Lining - Bituminous Product	WAB
007	CL7492/7	Garage 2	Ceiling - Cement Product	Chrysotile
008	CL7492/8	Externals	DPC - Bituminous Product	WAB
009	CL7492/9	Externals	External wall - Cement Product	Chrysotile

Declaration: Samples of material(s) have been analysed to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining in accordance with HSE's guidance document HSG248 and internal documented methods. Information relating to sample location and material type is stated as provided by the client. Crucial Environmental are not responsible for the accuracy or competence of the sampling by third parties and cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the laboratory's UKAS accreditation.
An asterisk (*) takeside a result, is to signify that the sample was identified as deviating by the laboratory and has been analysed at the risk of the client.
All Samples will be retained for a minimum of six months.

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Analysed by

Violetta Goral

Analyst Signature



9418

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Certificate Issue Date:

23/07/2020

W. Goral



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Crucial Environmental Ltd
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13.0 DRAWINGS

