

Asbestos Survey Type

Demolition & Refurbishment

Commisioned By

Mr Julius Allcard

Survey Address

6 Alleyne Way
Elmer Sands
Middleton By Sea

PO22 6JZ



Report Author Aaron Heywood

Signature



Report No

Version

Issue Date

Survey Date

801/AHKA/062

(Revision 2)

23 January 2014

22 January 2014

**Surveyed By**

Aaron Heywood
Surveyor

Signed

A handwritten signature in black ink, appearing to read "A. Heywood".

Report Checked By

David Heywood
Asbestos Contracts Manager

Signed

A handwritten signature in black ink, appearing to read "D. Heywood".

Report Issue

Final

This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by both the surveyor and the person checking the report. This report must also be designated 'Final' on the signatory sheet.

This report is issued in confidence to the named client and may not be reassigned without prior written consent from Kingsley Asbestos Services.

Please note that Kingsley Asbestos Services cannot be held responsible for the way in which a client interprets or acts upon the results.

This report must be read in its entirety including any appendices. Kingsley Asbestos Services accepts no responsibility for the sub-division of this report.

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4 Introduction

4.1 Client instruction

A pre demolition/refurbishment asbestos survey of the premises was carried out at the request of Mr Julius Allcard . The survey and sampling was carried out in accordance with the requirements of the H.S.E document 'Asbestos: The Survey Guide, HSG 264'.

All accessible areas of the premises were surveyed on 22 January 2014 for materials suspected of containing asbestos.

4.2 The survey was to consider and report on

- a. The type, condition and extent of asbestos containing materials (ACMs) in the building in all reasonably accessible areas.
- b. Provide recommendations to ensure that areas of concern are made safe and that all ACMs are managed safely
- c. To assess the risk from ACMs and to derive risk ratings.

4.3 The following areas were surveyed

All rooms within and exteriors to property including associated outbuildings

4.4 The following areas were excluded from the survey

Area or Item	Reason for Exclusion
Fuse box in Front Porch	Live Status

4.5 Specific Exclusions Relating To Survey

- 4.5.1 No inspection of live electrical or mechanical plant or similar requiring the attendance of a specialist engineer was carried out.
- 4.5.2 No inspection of any area requiring specialist access equipment other than stepladders was carried out.
- 4.5.3 No report has been made on any concealed space which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure of the building at the time of the survey.

4.6 Specific Exclusions Relating To Sampling

- 4.6.1 Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned e.g fuses within electrical boxes, fire doors, gaskets, glazing and power plant.
- 4.6.2 Samples have not been taken where prohibited by the client.
- 4.6.3 Samples have been taken from all materials which upon initial visual inspection, appeared to contain asbestos with the exception of some items of mastic, resin or rubber, which contain asbestos where the quantity of those materials and the content of asbestos with the material is insignificant in terms of risk to health & safety.
- 4.6.4 Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based on their asbestos content and visual appearance alone. Density checks have not been carried out unless otherwise stated.

4.7 Caveat

This report is based on a destructive survey of an unfamiliar site. Every effort has been made to locate the presence of ACMs within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed, would not be accessed during this survey. It must therefore be presumed that ACMs other than those located within the survey may exist within the building.

It was not possible both in terms of time and cost to sample each and every panel, tile or material of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition.

It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in the samples taken.

For the reasons set out above, we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken should these areas become accessible during the course of any future refurbishment or demolition works.

The survey guide HSG 264 Refurbishment asbestos survey will be necessary prior to any major refurbishment or demolition works.

5 Detailed Site Description

A two bedroom bungalow with garage and coal shed

6 Asbestos Survey Definition

Kingsley Asbestos Services surveys are carried out in accordance with the requirement of the 'The Survey Guide, HSG 263, 2010'.

This survey was carried out under the heading Pre-Demolition/Refurbishment the requirement of which are as follows.

This type of survey is to establish and describe ALL ACM's in the building as far as is reasonably practicable and may involve destructive inspection techniques. The Volume of asbestos materials will be established but no assessment of condition will be made other than to highlight areas of significant damage or debris.

On all types of surveys, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client must be aware of the possibility that there may be asbestos materials in the area. In this situation a recommendation is made to further inspect these areas once they become accessible. Only those areas defined within the specification and report are covered within this survey. Those areas not identified should be considered as not accessed for the purposes of this survey.

8 Room Description

Location No	Location	Ceiling	Wall	Floor	Comments	No of Samples Taken
G.01	Bedroom 1	Plaster / render, cement	Plaster / render	Concrete / wood	Solid chimney breast	0
G.02	Lounge	Cement	Wood, plaster / render	Wood	Brick / concrete fire place	0
G.03	Front porch	Plaster / render	Plaster / render	Concrete	No access to fuse box	0
G.04	Bedroom 2	Cement	Wood, plaster / render	Wood		0
G.05	Bathroom	Cement	Plaster / render	Wood	Wood bath panel, textured paper to ceiling	0
G.06	Utility	Cement	Plaster / render	Wood	Modern boiler, wood boxing around boiler	0
G.07	Kitchen	Cement	Wood, plaster / render	Wood	Wood to beam	2
G.08	Rear porch	Plaster / render	Solid / render	Concrete	Textured paper to ceiling, wood panel to wall	0
G.09	Under house	Wood	Brick	Concrete	MMMF insulation to pipework	0
EX01	Exterior	N / A	N / A	N / A	Wood soffits / fascias, upvc rain water goods, upvc panels above windows	2
OB1	Coal shed	Cement	Solid / render	Concrete		1
OB2	Garage	Cement	Solid	Concrete		1

APPENDIX A

Asbestos Management Record

This document can be used in conjunction with an asbestos management plan. This document alone does not constitute a management plan.

MATERIAL ASSESSMENT ALGORITHM

Where asbestos materials have been identified by sample analysis, presumption or visual consistency, a material assessment score has been calculated using the surveyors observations and the material assessment algorithm to give an idea of a given materials potential to release fibres.

Sample Variable	Score	Examples Of Scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor finishes, asbestos cement etc).
	2	Asbestos Insulation Board, mill board or other low density boards, asbestos 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 or Deterioration	0	Good Condition: No visible damage
	1	Low Damage: A few scratches or surface marks, broken edges on board, tiles etc.
	2	Medium Damage: Significant breakage of materials or several small area where material has been damaged revealing
	3	High Damage: High damage or delamination of materials, sprays and thermal insulation, visible asbestos dust
Surface Treatment	0	Composite materials containing asbestos
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, encapsulated lagging or sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

N.A.D.I.S indicates No Asbestos Detected In Sample

Management Plan Guidance

An asbestos policy acknowledges a companys responsibility to manage asbestos and should contain the following:

- Introduction
- Policy Statement
- Compliance Strategy
- Asbestos Records
- Designated Staff Member for Asbestos Management

The control of asbestos regulations 2012, regulation 4 states that all duty holders with asbestos or presumed asbestos present in their premises must have an "Asbestos Management Plan" in place. The contents of which sets out a "Duty To Manage" plan for known or presumed asbestois so it can be strictly monitored and its potential danger can be kept to a minimum.

A management plan should typically include:

- | | |
|---|--|
| Asbestos Information | Staff Responsibilities and Duties |
| Laboratory Assessment of Samples | Passing Of Information to Correct Personnel |
| An Action Plan | Duties of the Designated Asbestos Controller |
| Time-Scale for Monitoring and Re-Inspection | Procedures in the Event of an Emergency |
| Staff training Plans Where Relevant | |

Each identified occurance of asbestos containing material will have an assessment identified within the register and summary. This assessment can be used to produce the management plan.

Kingsley Asbestos Services are able to provide assistance in the production of an Asbestos Management Plan.

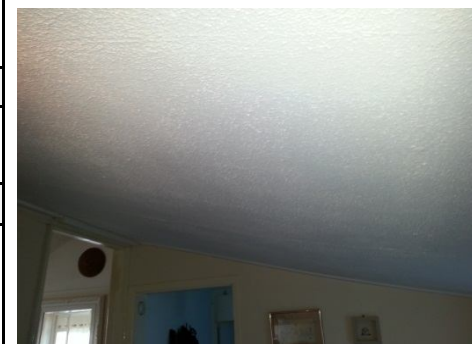
Job No	801/AHKA/062		Site Address	6 Alleyne Way PO22 6JZ			Date	22 January 2014	
Survey Type	Demolition & Refurbishment		Commissioned By	Mr Julius Allcard			Surveyor	Aaron Heywood	
Location No	Location	Item No	Description	Product	Damage/Deterioration	Surface Treatment	Asbestos Type	Management Options	Extent
G.07	Kitchen	001	Textured coating to ceiling	N/A	N/A	N/A	N.A.D.I.S	N/A	0 0
G.07	Kitchen	002	Sink pad	N/A	N/A	N/A	N.A.D.I.S	N/A	0 0
EX01	Exterior	003	Roof felt	N/A	N/A	N/A	N.A.D.I.S	N/A	0 0
EX01	Exterior	004	Roof tiles	1- Low (Plastics,Resins,Mastics)	1 - Low (Scratches, Surface Marks, Broken Edges)	1 -Low (Cement, Painted AIB, Enclosed Lagging)	1 - Chrysotile	Remove	>40 M2
OB1	Coal Shed	005	Cement roof	1- Low (Plastics,Resins,Mastics)	1 - Low (Scratches, Surface Marks, Broken Edges)	1 -Low (Cement, Painted AIB, Enclosed Lagging)	1 - Chrysotile	Remove	1 M2
OB2	Garage	006	Cement roof	1- Low (Plastics,Resins,Mastics)	1 - Low (Scratches, Surface Marks, Broken Edges)	1 -Low (Cement, Painted AIB, Enclosed Lagging)	1 - Chrysotile	Remove	24 M2
G.01	Bedroom 1	Vis 001	Cement ceiling	1- Low (Plastics,Resins,Mastics)	0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed	Remove	12 M2
G.02	Lounge	Vis 002	Cement ceiling	1- Low (Plastics,Resins,Mastics)	0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed	Remove	20 M2
G.04	Bedroom 2	Vis 003	Cement ceiling	1- Low (Plastics,Resins,Mastics)	0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed	Remove	10 M2
G.05	Bathroom	Vis 004	Cement ceiling	1- Low (Plastics,Resins,Mastics)	0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed	Remove	6 M2
G.06	Utility	Vis 005	Cement ceiling	1- Low (Plastics,Resins,Mastics)	0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed	Remove	3 M2
G.07	Kitchen	Vis 006	Cement ceiling	1- Low (Plastics,Resins,Mastics)	0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed	Remove	12 M2
G.03	Front Porch	No Access	Fuse box live	Unknown	Unknown	Unknown	Unknown	Exercise Caution	1 Item



APPENDIX B

Photographic Data Sheets

Item No	001	Location No	G.07	Location	Kitchen
Description	Product	Damage	Surface Treatment	Asbestos Type	
Textured coating to ceiling	N/A	N/A	N/A	N.A.D.I.S	
Management Option	N/A	Extent	0	0	
Comments					



Item No	002	Location No	G.07	Location	Kitchen
Description	Product	Damage	Surface Treatment	Asbestos Type	
Sink pad	N/A	N/A	N/A	N.A.D.I.S	
Management Option	N/A	Extent	0	0	
Comments					



Item No	003	Location No	EX01	Location	Exterior
Description	Product	Damage	Surface Treatment	Asbestos Type	
Roof felt	N/A	N/A	N/A	N.A.D.I.S	
Management Option	N/A	Extent	0	0	
Comments					



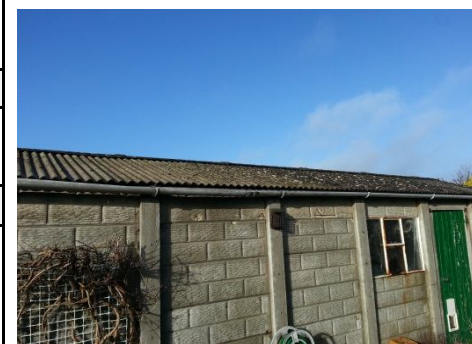
Item No	004	Location No	EX01	Location	Exterior
Description	Product	Damage	Surface Treatment	Asbestos Type	
Roof tiles	1- Low (Plastics,Resins,Mastics)	1 - Low (Scratches, Surface Marks, Broken Edges)	1 -Low (Cement, Painted AIB, Enclosed Lagging)	1 - Chrysotile	
Management Option	Remove	Extent	>40	M2	
Comments					



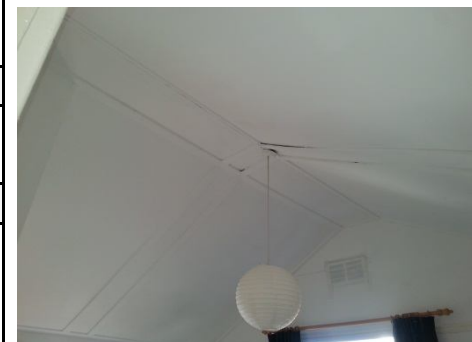
Item No	005	Location No	OB1	Location	Coal Shed
Description	Product	Damage	Surface Treatment	Asbestos Type	
Cement roof	1- Low (Plastics,Resins,Mastics)	1 - Low (Scratches, Surface Marks, Broken Edges)	1 -Low (Cement, Painted AIB, Enclosed Lagging)	1 - Chrysotile	
Management Option	Remove	Extent	1	M2	
Comments					



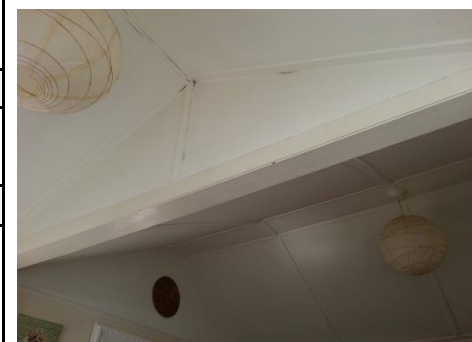
Item No	006	Location No	OB2	Location	Garage
Description	Product	Damage	Surface Treatment	Asbestos Type	
Cement roof	1- Low (Plastics,Resins,Mastics)	1 - Low (Scratches, Surface Marks, Broken Edges)	1 -Low (Cement, Painted AIB, Enclosed Lagging)	1 - Chrysotile	
Management Option	Remove	Extent	24	M2	
Comments					



Item No	Vis 001	Location No	G.01	Location	Bedroom 1
Description	Product		Damage	Surface Treatment	Asbestos Type
Cement ceiling	1- Low (Plastics,Resins,Mastics)		0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed
Management Option	Remove		Extent	12	M2
Comments					



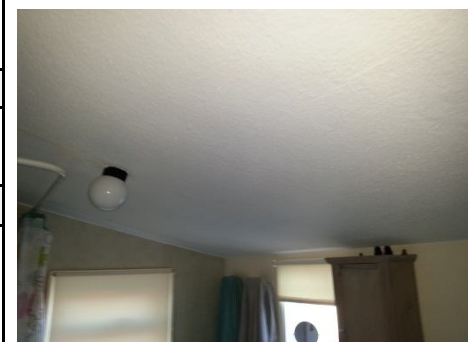
Item No	Vis 002	Location No	G.02	Location	Lounge
Description	Product		Damage	Surface Treatment	Asbestos Type
Cement ceiling	1- Low (Plastics,Resins,Mastics)		0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed
Management Option	Remove		Extent	20	M2
Comments					



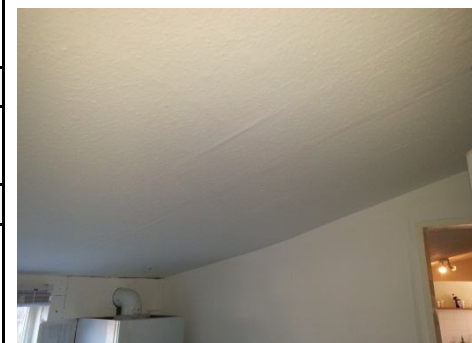
Item No	Vis 003	Location No	G.04	Location	Bedroom 2
Description	Product		Damage	Surface Treatment	Asbestos Type
Cement ceiling	1- Low (Plastics,Resins,Mastics)		0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed
Management Option	Remove		Extent	10	M2
Comments					



Item No	Vis 004	Location No	G.05	Location	Bathroom
Description	Product		Damage	Surface Treatment	Asbestos Type
Cement ceiling	1- Low (Plastics,Resins,Mastics)		0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed
Management Option	Remove		Extent	6	M2
Comments					



Item No	Vis 005	Location No	G.06	Location	Utility
Description	Product		Damage	Surface Treatment	Asbestos Type
Cement ceiling	1- Low (Plastics,Resins,Mastics)		0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed
Management Option	Remove		Extent	3	M2
Comments					



Item No	Vis 006	Location No	G.07	Location	Kitchen
Description	Product		Damage	Surface Treatment	Asbestos Type
Cement ceiling	1- Low (Plastics,Resins,Mastics)		0 - No Damage	1 -Low (Cement, Painted AIB, Enclosed Lagging)	Chrysotile Presumed
Management Option	Remove		Extent	12	M2
Comments					



Item No	No Access	Location No	G.03	Location	Front Porch
Description	Product	Damage	Surface Treatment	Asbestos Type	
Fuse box live	Unknown	Unknown	Unknown	Unknown	Unknown
Management Option	Exercise Caution	Extent	1	Item	
Comments					



APPENDIX C

Bulk Analysis Report



Our Ref: J039570 FI: 6
Your Ref:
Date: 24/01/2014

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



Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Kingsley Asbestos Services Ltd
50 Ferring Street, Ferring, BN12 5JP
Site Address: 6 Alleyne Way, Elmer,
Sampled By: Kingsley Asbestos Services Ltd
Date sampled/received: 24th January 2014
Date analysed: 24th January 2014
Analyst/s: Ewelina Kowalczyk Pariyar
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	BS166283	Kitchen. Textured coating to ceiling	No	
2	BS166284	Kitchen. Sink pad	No	
3	BS166285	Exterior. Roof felt	No	
4	BS166286	Exterior. Roof tile	Yes	Chrysotile

NOTES:

1. Sample(s) was 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: *Kowalczyk*

Authorised signatory

PRINT NAME: Ewelina Kowalczyk Pariyar

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

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Our Ref: J039570 FI: 6
Your Ref:
Date: 24/01/2014

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



Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Kingsley Asbestos Services Ltd
50 Ferring Street, Ferring, BN12 5JP

Site Address: 6 Alleyne Way, Elmer,

Sampled By: Kingsley Asbestos Services Ltd

Date sampled/received: 24th January 2014

Date analysed: 24th January 2014

Analyst/s: Ewelina Kowalczyk Pariyar

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	BS166287	Coal shed. Cement roof	Yes	Chrysotile
6	BS166288	Garage. Cement roof	Yes	Chrysotile

NOTES:

1. Sample(s) was examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthrophyllite, 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.
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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: *Kowalczyk*

Authorised signatory

PRINT NAME: Ewelina Kowalczyk Pariyar

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

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Appendix D

**All plans are annotated by the surveyor
on site and are NOT to scale.**



**Indicates a positive or presumed
asbestos material**



**Indicates a negative or presumed
negative material**

