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**21 Murvagh Close
Cheltenham
GL53 7QX**

Type 2 Survey and Asbestos Register

November 2004

Report type: Survey and Assessment of Asbestos Containing Materials

Report issue: Final

File number: 336

Report Date: 9th December 2004

Survey Date: 24th November 2004

Surveyor: Paul Kane **Signed:**

Assistant Surveyor: Gary Edwards **Signed:**

This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by the surveyor. The report must also be designated 'final' on the signatory sheet.

Please note that Central Asbestos Surveys 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. Central Asbestos Surveys accepts no responsibility for sub-division of this report.

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1. Introduction

- 1.1 A type 2 survey of the premises was carried out at the request of Paul Belfield. The survey and all sampling was carried out in accordance with the requirements of the HSE document 'Surveying, sampling and assessment of asbestos containing material' MDHS-100. All areas of the premises were surveyed on 24th November 2004 for materials suspected of containing asbestos.
- 1.2 The scope of 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 the ACMs and to derive risk ratings.
- 1.3 The whole of the premises was surveyed;
- a All Floor areas
 - b Exterior of premises- gardens (front & rear)
 - c The Loft (attic) areas

As shown in the site plans in Appendix C.

- 1.4 The following areas were excluded from the survey;
- The main roof was the only area excluded from the survey.

1.5 Specific exclusions relating to surveying;

- 1.5.1 No inspection was carried out of flues, chutes, ducts, voids and any similar enclosed areas, the access to which would necessitate the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the building. We are therefore unable to report on the presence of asbestos in these areas, and accept no responsibility for the presence of asbestos in these areas.
- 1.5.2 No inspection of live electrical or mechanical plant or similar requiring the attendance of a specialist engineer was carried out.

- 1.5.3 No inspection of any area requiring specialist access equipment other than stepladders was carried out.
- 1.5.4 No report has been made on any concealed spaces 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.

1.6 Specific exclusions relating to sampling;

- 1.6.1 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.
- 1.6.2 Samples have not been taken where prohibited by the client.
- 1.6.3 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 within the material is insignificant in terms of risk to health and safety.
- 1.6.4 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.

1.7 Caveat

This report is based on a non-destructive survey of an unfamiliar site. Every effort was made to locate the presence of all 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.

An MDHS-100 Type 3 survey will be necessary prior to any major refurbishment or demolition work.

2. Summary of Asbestos Incidence

2.1 Asbestos coatings

- Sample 336.02
- Sample 336.04

2.2 Asbestos insulation

- No items detected

2.3 Asbestos insulating board, millboard, gaskets, rope and paper

- No items detected

2.4 Asbestos cement products

- No items detected

2.5 Bonded asbestos products – bitumen, plastics, vinyl floor tiles etc

- No items detected

2.6 Materials suspected to contain asbestos which could not be sampled

- No items detected

3. Recommendations

3.1 The recommendations detailed in the register in Appendix A are based on each item's potential for releasing fibres as described in the Health and Safety Executive guideline MDHS 100.

3.2 A quantifiable assessment of the risk of fibre release has been made by using an algorithm which takes into account all factors relevant to the item and the normal activities of the building occupants. Recommendation will then normally involve removal, encapsulation or management as described below;

- a. Removal of items vulnerable to damage or in such poor condition that removal is the only practical option, or where refurbishment or demolition work is planned whereby the work will affect the asbestos materials present and render removal necessary.
- b. Enclosure or encapsulation where the material is in poor condition or is vulnerable to damage.
- c. Management of the asbestos material present by labelling, registering and periodic inspection as necessary.

3.2.1 Definition of terms;

- | | |
|------------------------|---|
| i. Enclosure | Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged. |
| ii. Encapsulation | Provision of paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release. |
| iii labelling | Fixing of labels to the surface of the material to warn of the hazard |
| iv Registering | Entering the details, including type, location and extent in a register which is brought to the attention of all persons who might plan or undertake works in the building. |
| v. Periodic inspection | Inspection of the material at defined intervals to check that its condition hasn't deteriorated to require enclosure, encapsulation or removal. |
| vi. Repair | Addition of a seal to the material to prevent the further deterioration of the material. Carried out in conjunction with labelling. |
| vii. Removal | Complete removal of a material in compliance with CAWR 1998. |
| viii. Manage in place | A policy of regular inspections to ensure that the ACM is maintained in good condition. |

4. Method of Risk Assessment

The material risk (M) rating system follows the algorithms detailed in MDHS-100 to build up a material risk assessment score. The score is based on;

- Product type
- Damage/deterioration
- Surface treatment
- Asbestos type

High risk =>10
Medium risk =7-9
Low risk =5-6
Very low risk =2-4

Priority risk (P) ratings are calculated using the algorithms detailed in HSG 227. The ratings are based on;

- Normal occupant activity
- Likelihood of disturbance
- Human exposure potential
- Maintenance activity

Please note that these ratings are based upon observations made at the time of the survey. The duty holder of the premises is required to have involvement in the final assessment of the potential risk.

High risk =>10
Medium risk =7-9
Low risk =5-6
Very low risk =2-4

A total risk (T) score is then calculated by adding together the material and priority ratings.

High risk =>15
Medium risk =9-14
Low risk =5-8
Very low risk =<4

Appendix A – Register of Asbestos Containing Materials

Samples taken where the presence of asbestos has been proved

Sample no: 336.02

Item: Decorative coating-Artex
Location: Landing ceiling

Lab result: Chrysotile

Material Risk Score: 3 Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 1

Priority Risk Score: 4 Occupant activity: 0
Likelihood of disturbance: 1
Exposure potential: 2
Maintenance activity: 1



Total Risk Score: 7

Recommended action: Manage in place
– periodically inspect

Comments: Periodically inspect to ensure no damage (Artex coatings contain a small percentage of asbestos in their make up.)

Sample no: 336.04

Item: Decorative coating-Artex
Location: Kitchen

Lab result: Chrysotile

Material Risk Score: 3 Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 1

Priority Risk Score: 5 Occupant activity: 1
Likelihood of disturbance: 1
Exposure potential: 2
Maintenance activity: 1



Total Risk Score: 8

Recommended action: Manage in place
– periodically inspect.

Comments: Periodically inspect to ensure no damage (Artex coatings contain a small percentage of Asbestos in their make up.)

Appendix B – Register of Non - Asbestos Containing Materials

Samples taken where the presence of asbestos has been refuted

Sample no: 336.01

Item: Joist infill insulation

Location: The Loft

Lab result: NAD (no asbestos detected)

Material Risk Score: 0 Product Type: 0
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 0

Priority Risk Score: 0 Occupant activity: 0
Likelihood of disturbance: 0
Exposure potential: 0
Maintenance activity: 0



Total Risk Score: 0

Recommended action: None required

Comments: No Asbestos detected- Inert material

Sample no: 336.03

Item: Vinyl Floor Tiles

Location: The Kitchen

Lab result: NAD

Material Risk Score: 0 Product Type: 0
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 0

Priority Risk Score: 0 Occupant activity: 0
Likelihood of disturbance: 0
Exposure potential: 0
Maintenance activity: 0



Total Risk Score: 0

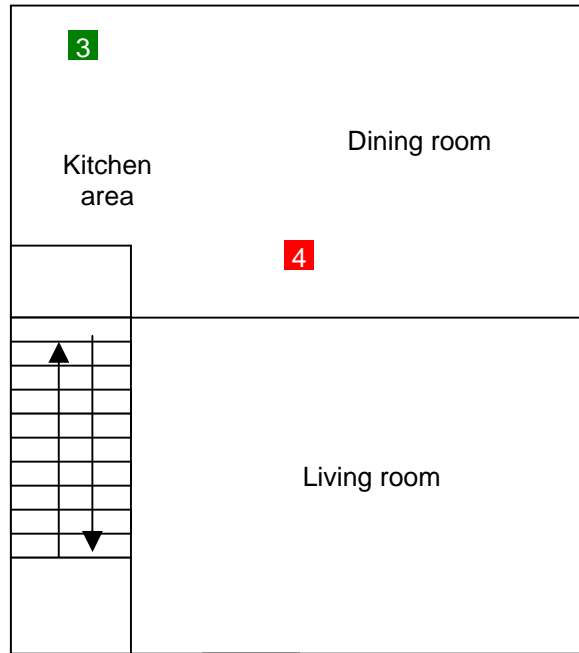
Recommended action: None required

Comments: No Asbestos detected – Inert material

Schematic diagram only – not to scale

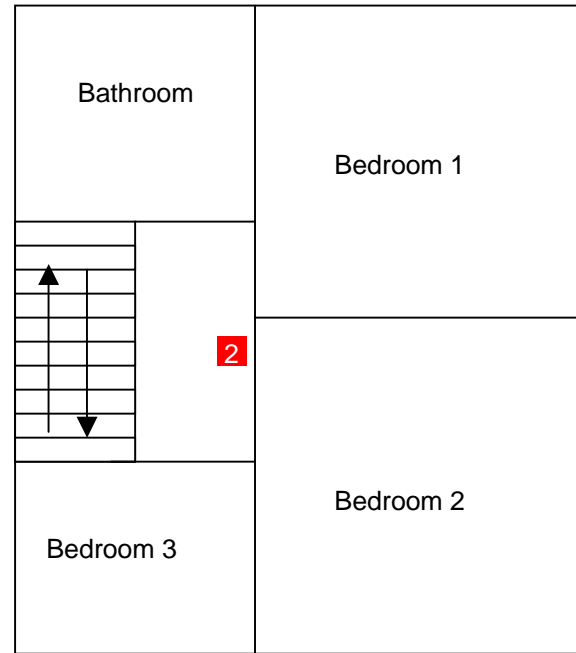
21 Murvagh Close

Floor Plan
Survey date: 24th November 2004

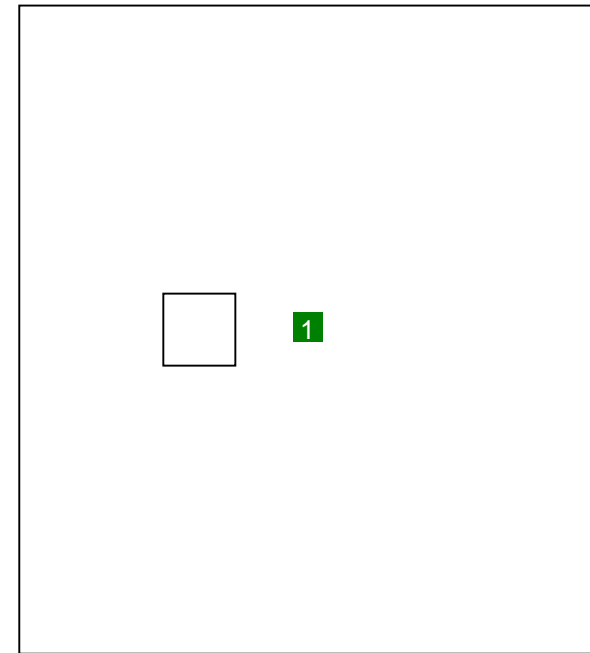


Meters

Ground Floor



First Floor



Loft

Key

Sampling Point where presence of asbestos confirmed ■

Sampling Point where presence of asbestos refuted ■

Inaccessible areas where presence of ACMs suspected ■

Areas excluded from survey ■



ASBESTOS BULK IDENTIFICATION REPORT				
Report No:	LAB18850	Date of Issue:	01/12/04	
Client Details				
Client Name:	Central Asbestos Surveys			
Client Address:	Calthorpe House 55-57 Bristol Road Edgebaston Birmingham B5 7TU			
Client Order No:	336	Client Contact:		
Report on				
Identification of asbestos content of suspected asbestos containing material's (ACM's) stated to have been sampled from the following location/site:				
21 Murvagh Close Cheltenham GL53 7QX				
Number of samples received	4	Date(s) Analysed	Start date:	30/11/04
Date of receipt/Date Sampled	26/11/04		Finish Date:	30/11/04
Methodology				
Analysis of samples received was carried out in accordance with HSE Method MDHS 77 (Asbestos in Bulk Materials – Sampling and identification by Polarised Light Microscopy) and documented in-house methods. Samples of bulk materials will be retained for a period of not less than 3 months from date of analysis.				

UKAS Disclaimers
Although Ayerst Environmental Ltd is a UKAS accredited laboratory for bulk asbestos identification opinions and interpretations based on test results are outside the scope of our UKAS accreditation.
<u>For samples received from the Client and not sampled by Ayerst Environmental Ltd:</u>
This report is given in good faith on the basis of the samples and information received. Ayerst Environmental Ltd can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received.
Ayerst Environmental Ltd is not accredited by UKAS for the identification of non-asbestos materials.

TEST RESULTS				
*NAD = No Asbestos Detected				
SAMPLE NO.	LABORATORY REFERENCE	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED*
336.01	67694/LZ	Loft	Joist insulation	NAD
336.02	67695/LZ	1 st floor landing ceiling	Artex – ceiling	CHRYBOTILE
336.03	67696/LZ	Kitchen	Vinyl floor tiles	NAD
336.04	67697/LZ	Kitchen	Artex – ceiling	CHRYBOTILE

Analyst's name	SA Snook	Analyst's Signature	
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Approved by: (Approval should be from the Technical Manager or Quality Manager)

Name:	SA Snook	Signature	
Position	Deputy Quality Manager		