Asbestos Management Survey with refurbishment element to specified area(s) only

N / A 3 Arbour Close, Reading, Berkshire RG1 6EW

FRANKHAM RMS

Frankham Risk Management Services Ltd

Irene House
Five Arches Business Park
Maidstone Road
Sidcup
Kent DA14 5AE

REPORT DATE – 21 Jul 2025
BATCH REF – J037935
PROJECT NUMBER – 804610

Template: SRMPR 200120 V22

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CONTENTS

CONTROL PAGE (General Site Information part 1)

Client:	Sanctuary
Client Address:	Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ
Site Addresses:	3 Arbour Close, Reading, Berkshire, RG1 6EW
Carried out by:	Frankham Risk Management Services Irene House Five Arches Business Park Maidstone Road Sidcup Kent DA14 5AE Tel: 020 8309 7777
Date(s) of Survey:	15 Jul 2025
Date(s) of Analysis:	N/A
Lead Surveyor(s):	Paul Fryatt
Assistant Surveyor(s):	
Survey Method Used:	HSG 264 and FRMS Standard Operating Procedures
Type of Survey Undertaken:	Asbestos Management Survey with refurbishment element to specified area(s) only
Variations from method:	No access allowed to the rest of the property
Agreed exclusions and inaccessible areas:	Refer to Section 1 – Scope of works and General Site Information (Part 2)
Technical Review by:	Rudi Meta
Technical Review carried out on:	21 Jul 2025
Signed off by Technical Reviewer:	
Authorised by Lead Surveyor:	
Date of Authorisation:	21 Jul 2025

Executive Summary

Frankham Risk Management Services Ltd (FRMS) was instructed by Ben Russell on behalf of Sanctuary to provide an asbestos management survey with refurbishment element to specified area(s) only at 3 Arbour Close, Reading, Berkshire as per the client instruction.

The refurbishment survey element was required due to forthcoming works forthcoming refurbishment works to bedroom ceiling

This survey was undertaken on 15 Jul 2025

The visit identified that asbestos was not present in the areas surveyed.
Caveats and limitations must be referred to.

The detailed findings of the surveys are presented in section 5.

The following asbestos-containing material were identified.

Floor Level	Location Item Position & Description	Level of Identification	Asbestos Identification	Risk Category	Recommendation
No items contained asbestos					

The following areas could not be accessed or limited access was gained.

Floor Level	Location Item Position & Description	Comments
All areas were accessed		

Any inaccessible or uninspected areas must be presumed to contain asbestos, unless there is strong evidence to suggest otherwise. Caveats and limitations in this report must be referred to.

The highest level of risk at the property is:

N/A - the visit identified that asbestos was not present in the areas surveyed. Caveats and limitations must be referred to.

1) Introduction

- ‘Refurbishment Survey’ for specified areas

A refurbishment survey is defined by the HSE publication ‘Asbestos: The survey guide’ (HSG 264). Its purpose is to locate and detail, as far as reasonably practicable, all ACM's in the area where the refurbishment work will take place. A refurbishment survey is required priot to any refurbishment works undrtaken. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas specified in the brief, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. A refurbishment survey includes a material assessment of the condition of the various ACM's (Asbestos Containing Materials) and their ability to release airborne fibres should they become disturbed. The survey involves sampling and analysis to confirm the presence or absence of ACM's.

- ‘Management Survey’ for areas not subject to Refurbishment

As defined by the HSE publication ‘Asbestos: The survey guide’ (HSG 264) the purpose of a management survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACM's within the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is deemed to be reasonably practicable for individual properties (e.g. the type of building, the nature of construction, accessibility etc). A management survey includes a material assessment of the condition of the various ACM's and their ability to release airborne fibres should they become disturbed. The survey involves sampling and analysis to confirm the presence or absence of ACM's. A management survey can also involve presuming the presence or absence of asbestos.

The survey was carried out in normal working hours. Disturbance to occupiers or residents was minimised as far as reasonably practical. Any occupation of the building may have restricted the survey in terms of access and sampling strategy.

The building is designated as domestic dwelling , of brick built and was built in (approximately) the 1980s.

Scope of Works and General Site Information (Part 2)

The following represents the agreed scope of works and overall survey methodology adopted. Where whole rooms or areas have not been accessed – these will have been listed specifically within the survey register. If any maintenance works are to be undertaken within the areas not accessed then a further survey or risk assessment should be carried out prior to the works.

Agreed Checklist Item	FRMS or Client comments / details / variations
Inspection and sampling procedures may involve significant intrusion and disturbance to building surfaces. The survey team will only make superficial repairs and cannot be liable for preserving decoration or previous appearance. The client will make the surveyor aware of any areas where care of decorative finishes and fittings is required.	
Access is made to all risers / voids which are accessed through T-handle budget lock keys, splined, a full-set of FB keys or any key sets made available by the client. Such keys are carried by surveyors at all times. Any such areas not accessed due to a lack of keys other than those stated above can be re-surveyed at an additional cost.	
Representative access is made beneath paint and wallpaper finishes.	
Access is gained to a maximum of 3m in height from ground or flat level where it is safe to do so. The client should make FRMS aware of any areas above this height, so that, if necessary access equipment can be arranged. (Additional fees may be incurred)	
Access is gained to all known voids, risers and false work where reasonably practical.	
Mechanical and electrical plant, lifts, and confined spaces (if present) should be made known to FRMS. Where additional access arrangements are required; such as electrical engineers, lift engineers, ancillary lighting or working at height / confined space equipment, additional costs may be incurred, following assessment of needs and agreement with the client.	
Access is not made to flues, ventilation ducts, concealed voids, chimneys or any similarly enclosed areas, where access would require the use of specialist equipment or tools (and has not been provided by the client or made known to FRMS in advance).	
Access can be made into floor ducts which require specialist lifting equipment, if made known to FRMS in advance.	
Intrusive access is not made into concrete unless specifically requested by the client (additional costs will need to be agreed for core sampling of any slab present).	
Representative access is made within floor voids where reasonably practical.	
Examination is not carried out above, beyond or beneath asbestos containing, or potentially asbestos containing materials unless previously made known to FRMS and specifically agreed.	
Pipework (surfaces) concealed by overlying non-asbestos insulation is inspected in representative areas.	
Glazing sheets / roof-lights etc are not broken out for safety reasons. There remains a possibility of asbestos rope / beading within the construction.	
Fire doors are examined intrusively, however this may inhibit fire compartmentation. Should the client prefer that this is not carried out, then FRMS should be notified.	

Agreed Checklist Item	FRMS or Client comments / details / variations
A full inspection of voids located above suspended ceilings tiles is carried out, provided that the ceiling tiles are not constructed of asbestos containing materials.	
Forced entry is made into locked areas unless specifically requested otherwise. Forced entry may cause damage to door and frame structures and / or create security issues thereafter.	
Representative access is made within internal and external door frames and window frames for possible packing material, unless specifically requested otherwise. This may cause damage to door / frame structures and or security issues thereafter.	
Lofts are accessed as far as reasonably practicable. If walkways are not provided or there are physical size restrictions, this may hinder the accessibility of all areas.	

General notes and comments

- A representation of all materials suspected of containing asbestos will be sampled in accordance with our documented in house methods, Asbestos: The analysts' guide for sampling, analysis and clearance procedures and HSG 264. Analysis of samples was conducted by a UKAS accredited laboratory, certified to ISO 17025.
- The survey will be conducted according to the criteria specified within HSG 264 as well as our documented standard operating procedures.
- Occupation of the building may restrict the survey in terms of access and / or sampling strategy.
- If plans are not provided prior to the commencement of the survey, FRMS cannot be held responsible for areas not surveyed due to a lack of knowledge of their presence, or for asbestos installations not identified, where the provision of suitable, accurate plans would have aided their identification.
- Reference will be made to Asbestos Insulating Board or Asbestos Cement based upon asbestos content and visual appearance only. Water absorption testing on materials will not have been carried out unless stated to the contrary elsewhere within the report.
- If any high risk materials should be identified during the survey, the surveyor will notify the client and / or their representative prior to leaving site.
- Where the size, use or nature of the site is different from the information provided by the client, FRMS reserve the right to abort the survey, review and provide alternative quotations and / or proposals.
- Any areas or elements of the site which are physically or practicably inaccessible to the survey team must be presumed to contain asbestos.
- Analysis under Polarised Light Microscopy (PLM) of textured coating samples may not in all cases identify asbestos, due to the non homogeneous nature of asbestos within such products. This can lead to differences in the probability of positively identifying asbestos within any sample collected.
- This survey does not constitute a contaminated land investigation. The survey itself is based on the assumption that the land is uncontaminated.
- Dust or debris samples from areas where contamination is suspected, may have been taken, however u,nless specifically instructed, random dust sampling will not be undertaken.
- Material extents are approximations only, assigned by the surveyor at the time of the survey and may only be for specific, visible sections of asbestos and may not represent the total amount present.
- Where access to a room / area is not made or is restricted, this will be specifically recorded in the final report and survey register accordingly.
- Where high level access equipment has not been provided, visual observations and any presumed items of asbestos will be recorded on the survey register.
- Unless specifically requested and identified within the report, no responsibility can be accepted by FRMS Ltd, for the non systematic use of asbestos, stored or portable items of asbestos within the property.

- This survey has not extended to those areas where obtaining a sample would have caused excessive damage to the buildings structure, implied risk to the surveyors safety or where access could not be gained.
- If pipework or ducting passes through floors or walls, there is a chance that asbestos has been used as an insulating material within cavities.
- Digital photographs are taken of every sampled item, along with presumed or strongly presumed items where practical.
- Plaster has been known to have been mixed with various products, including asbestos. Sampling of plasters applied to walls, ceilings and structure is not carried out routinely.
- Identification and sampling of materials beneath textured coating is restricted to the specific location of the textured coating sample point. Asbestos may also be present in paint with no apparent textured appearance. Random sampling of such paint is not carried out unless specified prior to works.
- It should be noted that this report is not intended for use as a 'scope of works' prior to any future asbestos removals.

2) Methodology - Sampling and Assessment

2.1) SAMPLING:

The levels of identification of samples recorded within the survey are as follows:

1) Sample (BS..../No.) physically taken on site by the Surveyor and analysed by the laboratory.

2) Visually similar to a material that has been sampled as part of the survey and identified as asbestos. The sample in this case will be assigned as being 'Strongly Presumed' asbestos. (AS/BS..../No.)

3) 'Presumed' (No.) to be asbestos. If the ACM could not be sampled due to:

- excessive height (such as roof soffits and fascias)
- was located in an inaccessible area due to obstructions (such as storage etc)
- was located in an area whereby sampling may have presented a risk to both the surveyor and / or any occupants.

AND that no similar material had been sampled; then this level of identification will have been used.

4) 'Previously Identified' (No.) as asbestos. This will normally be because an ACM has previously been sampled and identified as asbestos. The samples will have been taken and analysed in accordance with the relevant standards at that partricular time. Reducing the need for repeat samples in this manner will have been agreed with the client in advance, although FRMS cannot verify the accuracy of any *previously* taken samples and analysis results by a third party.

2.2) ASSESSMENTS:

Two types of assessments may be carried out, a Material Assessment and a Priority Assessment

The material assessment identifies high risk materials, that is, those which will most readily release airborne fibres if disturbed (if any). All ACM's have been given a risk rating based solely on the material assessment - however it should be remembered that if the building is due for refurbishment, all asbestos containg materials affected by these works will require removal.

- *More information on assessments can be found within section 3 of this report.*

2.3) RECOMMENDATIONS:

The recommendations given within this report are categorised as follows:

For all demolition and refurbishment surveys and / or specified areas of localised refurbishment included within a management survey, a recommendation of REMOVE will be given. The other recommendations and comments are provided for reference purposes only.

MANAGE

Where an ACM is left in situ, there is a duty to formulate and implement a management plan to help prevent accidental damage occurring and to help prevent accidental exposure.

The standard requirements of which (from HSG 264 and HSG227) are:

- Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos containing materials
- Maintain in a good state of repair and regularly monitor the condition
- Inform any party who may be likely to disturb an ACM about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review this plan at regular intervals

If not already provided, FRMS Ltd can provide riority ssessments for each ACM and a suitable Management Plan to accompany any asbestos register / survey on request or review any existing management plan for completeness, validity and in accordance with current legislation. Please note, that where priority risk assessments have been undertaken as part of an inspection, this falls outside the scope of our UKAS accreditation.

Monitoring

Regulation 4 of CAR 2012 requires the regular checking and recording of the condition of ACM's. The time period between checks will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than annually. Monitoring will involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris etc. When condition changes, the material assessment should be re-evaluated and a new recommendation for remedial action may be applicable. A competent person should be assigned to carry out these checks and record results accordingly. FRMS can assist in staff training staff to carry out re-inspections or provide a competitive quotation for these works on request.

Labelling

A decision is required as to whether ACM's should be labelled. This may have been carried out as part of the scope of these works.This decision will depend on the confidence in the administration of the asbestos management system and whether communication with on site workers and contractors is effective. There may also be issues regarding the spoiling of decorative features, such as in a residential property. Labelling ACM's should not be the only control measure, however it is an effective method of preventing exposure to building occupants (and in particular maintenance workers). If for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage of an ACM. It should be ensured that the label can clearly be seen and that the adhesion to the backing material is sufficient.

It may not *always* be practical to label all ACM's, for example high level items such as roof sheets, flue cowls and soffits or items such as compressed asbestos gaskets to pipe flanges, textured coatings (artex) and floor tiles. Liaison should be made with residents when residential surveys have been planned or carried out with regards to the use of labels.

FRMS Ltd can provide labels or a labelling service on request if this has not been carried out as part of the survey.

- ENCAPSULATE & MANAGE

When this recommendation is stated, the ACM is unsealed and requires encapsulating with a suitable sealant (typically painting) or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation.

It may be possible for minor works to be conducted in accordance with 'Asbestos Essentials Task Manual - HSG 210'. This guidance sets out safe systems of works for certain types of minor works involving ACM's.

General points to note on all works with asbestos:

It should be ensured that whoever is employed to carry out the works, that the following are in place or available:

- A written plan of works and risk assessment specific to the task.
- Suitable PPE (Personal Protective Equipment) and RPE (Respiratory Protective Equipment) is provided.
- Suitable and certified equipment is used.
- Supervision and training records are present and in relation to the specific tasks being undertaken.
- Suitable insurance is in place.
- Appropriate arrangements for waste disposal.
- A statement is made on completion of the works.

Managing ACM's in the work-place, as detailed within (CAR 2012) 'Control of Asbestos Regulations 2012'. Works with asbestos insulating board, insulation or sprayed coatings are normally subject to additional requirements as laid down within these regulations. Such work can normally only be undertaken by contractors licensed by the Health and Safety Executive (HSE)

Sealants

The following points on sealant materials used in the encapsulation / repair of an ACM installation should be noted:

- The sealant must be sufficiently fire rated / resistant to any potentially generated heat.
- The sealant must not cause delamination of the product due to weight increase.
- The sealant must be suitable for the type of ACM, for example (inter-alia) elastomeric paint may be required for insulating board, or an alkali-resistant sealant for asbestos cement. Instructions from sealant manufacturers, should in all cases be referred to.

Sealing or painting of damaged AIB (Asbestos Insulating Board) insulation or sprayed coatings would, in almost all cases, be undertaken by a licensed contractor and is likely to be subject to a 14 day notification period to the HSE (as per CAR 2012).

- REMOVE

Where an ACM is:

- Damaged
- In a location where it is deemed to be susceptible to damage
- Will be disturbed in forthcoming refurbishment and / or maintenance works

Then a recommendation for removal will have been given.

General points to note on all works with asbestos:

- Most asbestos removal works will require a contractor, holding an up to date asbestos removal licence issued by the HSE.
- All work with sprayed asbestos coatings and asbestos lagging and most work with asbestos insulation and asbestos insulating board (AIB) requires a licence.
- You will need to identify if your work needs a licensed contractor.
- If the work is not licensable, you will need to determine whether these works are notifiable to the HSE.
- If a licence is not required, you can do maintenance work on or around ACM's whilst 'in situ' – information on this is available from the HSE website.
- Some non-licensed work also has additional requirements, known as notifiable non-licensed work. Such requirements include notification of work, medical surveillance and record keeping. Information on this is also available from the HSE website.

Where ACM debris has been identified, access to these areas should be restricted until such removal works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

- SPECIFIC

Specific recommendations may include:

- Repair.
- Erecting a physical barrier to prevent accidental disturbance of the ACM.
- Enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

1) Any barriers / enclosing material must be adequately fire-rated / resistant to any potentially generated heat.
2) An assessment should be made as to whether access is required to the enclosure for maintenance or repairs.

Other general points, as detailed in the Encapsulation and Manage section, are also pertinent.

If the ACM is asbestos insulation, asbestos coating or asbestos insulation board, and the enclosure of it is likely to cause disturbance, then the work should, in almost all cases, be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE (as per CAR 2012).

Presumed items of asbestos

If a presumed ACM is in *good condition (and sealed)* it will normally be prudent to manage the item as asbestos rather than undergo the additional cost of laboratory sampling.

Where a presumed asbestos item is in *poor condition (and / or unsealed) and requires attention,* it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal / remediation works.

Please note that should the recommendations highlighted anywhere within this report are not deemed practical, FRMS may be able to provide suitable alternatives.

3) Methodology – Material & Priority Assessment,Score Interpretation and Risk Evaluation

A) Material assessment algorithm

Sample Variable	Score	Examples of Score Variables
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos Insulating Boards, millboards, other low-density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler laggings) sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of Damage or Deterioration (Condition)	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage: or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos reinforced plastics, resins, vinyl floor tiles etc.
	1	Enclosed sprays and laggings, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated laggings and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite

ACM's have not been priority assessed as part of this survey. An assessment of this type does not specifically form an intrinsic part of a HSG 264 compliant survey and is not normally required for a refurbishment survey.

Irrespective of the material risk rating, if any activity will disturb the asbestos, then safe working procedures will be required to be put into place in line with the Control of Asbestos Regulations 2012.

References:

- *A comprehensive guide to managing asbestos in premises* HSG227, HSE Books 2002
- *Asbestos: The survey guide HSG 264, HSE Books 2010*

B) Material Score Interpretation

Cumulative Score	
10 - 12	This is allocated to those items with a high potential to release fibres, for example - badly damaged pipe insulation or insulating board.
7 - 9	This is allocated to those items with a medium potential to release fibres, for example - insulating board with medium damage.
5 - 6	This is allocated to those items with a low potential to release fibres, for example - asbestos corrugated cement sheeting.
1 - 4	This is allocated to those items with a very low potential to release fibres, for example - floor tiles, plastic or bitumen products or textured coatings in good condition.

D) Risk Evaluation Definitions

HIGH RISK (A) 10 points or more

This is the highest level category and requires urgent action, as the asbestos is likely to be damaged, friable and may be in a position likely to cause exposure to occupants. In most cases it will be necessary to prevent access or occupation with immediate effect. If access to the area is required, then plans should be made for remediation. As refurbishment is proposed, removal of the asbestos will be required. In the interim, the area should be made safe.

MEDIUM RISK (B) 7 - 9 points

This category indicates that there is a potential for asbestos fibre-release to occupants. As refurbishment is proposed, removal of the asbestos will be required. In the interim, the area should be made safe.

LOW RISK (C) 5 - 6 points

This category indicates that there is a low risk from the material and / or there is a low possibility of disturbing the asbestos. As refurbishment is proposed, removal of the asbestos will be required. In the interim, the area should be made safe.

VERY LOW RISK (D) 1 - 4 points

This category indicates that there is a very low risk. As refurbishment is proposed, removal of the asbestos will be required. In the interim, the area should be made safe.

NO RISK (N/A) 0 points.

No action necessary - no asbestos was found.

4) Glossary of Terms

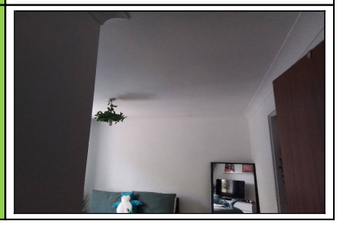
Asbestos	The name given to a group of naturally occurring fibrous silicate minerals commonly found in rocks world-wide. ı The fibres are flexible and mechanically strong, have high tensile strength and chemical, electrical and heat resistance. ı Asbestos was commonly used raw (e.g. textiles and insulation) or combined with other materials (boards, asbestos cement, etc). ı The three most common forms of asbestos are: ı Amosite Brown asbestos ı Chrysotile White asbestos ı Crocidolite Blue asbestos
Asbestos — Loose Insulation	ı Bulk loose fill, bulk fibre-filled mattresses, quilts and blankets used for loft insulation, thermal and acoustic insulation. ı Bulk loose fill now rarely found but may be encountered unexpectedly, or during DIY. ı Typically contains Crocidolite and / or Chrysotile. ı Easily damaged, giving rise to high levels of airborne fibres.
Asbestos — Sprayed Coatings	ı Coatings applied wet or dry as thermal and anti condensation insulation to the underside of roofs / ceilings. Acoustic insulation to theatres, fire protection on frame structures. ı Used up to 1974. ı Typically contains 55-85% asbestos with a Portland cement binder. Crocidolite major type used until 1962. Mixture of asbestos types until mid-1971. ı Usually easily damaged, giving rise to high levels of airborne fibres.
Asbestos — Thermal Insulation	ı Hand applied thermal laggings, pipe and boiler laggings, pre-formed pipe sections (sectional lagging), slabs, blocks. Also tape, rope, corrugated paper, quilts, felts and blankets. Used for thermal insulation of pipework, boilers, calorifiers, vessels, etc. ı All types of asbestos are common. Asbestos content between 6-85%. Crocidolite used until 1970. Amosite was phased out during the 1970s. Ad hoc mixtures hand applied to pipework joints and bends. Sectional content of 85% magnesia, 15% Amosite. ı Blankets, papers, ropes, etc typically 100% Chrysotile. ı Thermal insulation often encapsulated or enclosed. ı Ease of fibre release dependant upon type and surface treatment.
Asbestos Insulating Board (AIB)	ı Board commonly used for fire protection, thermal and acoustic insulation, resistance to moisture movement and general building application. ı Used extensively between the 1950's to 1970's in all types of properties. ı This typically contains approximately 15-40% asbestos, in a mix of Portland cement or hydrated lime and silica. Amosite and Chrysotile are common within this type of board. ı AIB is easily damaged. Disturbance leads to significant fibre release. ı Also commonly used as fillets or cores in composite products, eg. fire doors, raised floors etc.

Asbestos — Millboard	ı Board commonly used for general heat insulation and fire protection. ı Crocidolite use between 1896 -1965. Asbestos content 37-97%, typically Chrysotile, within a matrix of clay and starch. ı Low density, brittle and liable to abrasion.
Asbestos — Paper, Felt & Cardboard	ı Used for electrical / heat insulation of electrical equipment, wiring and plant. Insulation and acoustic lining within air conditioning systems. Often also used as reinforcement / lining. ı Paper commonly 100% Chrysotile. Can be found beneath MMMF pipework insulation. ı If not encapsulated or bonded then easily damaged, thereby giving a high potential for fibre release.
Asbestos — Textiles	Ropes & Yarns: ı Pipework laggings, jointing / packing; heat and fire resistant boiler and oven flue seals. Plait or braiding to electrical cables. ı Crocidolite / Chrysotile common - fibre length and flexibility. Chrysotile alone post 1970. ı Woven products generally have good integrity unless abraded, cut or exposed. Cloth: ı Thermal insulation and laggings (see above). Also protective clothing. ı All types of asbestos have been used. Since mid 1960s mainly Chrysotile. ı Asbestos content up to 100%. Gaskets and washers: ı Utilised in domestic and industrial / chemical plant. ı Content varies, although typically approx 90%. ı Crocidolite (acid resistant) or Chrysotile (alkaline resistant). Strings: ı Used for sealing radiators. Also found to tie on MMMF pipework insulation. ı Asbestos content up to 100%
Asbestos — Friction Products	ı Resin based materials used in transport, machinery and lifts contain 30-70% Chrysotile. Still in use to November 1999. Low friability, dust may build up with friction debris. ı Drive belts / conveyor belts found in engines and conveyors. Formed of Chrysotile textiles encapsulated in rubber. Low friability, except when worn to expose textile.
Asbestos Cement (AC)	ı Asbestos fibre added to hydrated Portland cement. Asbestos cement products can take the form of profiled sheets, semi-compressed flat sheets and partition boards, fully compressed flat sheets and pre-formed moulded products. ı Used extensively between approximately 1945 to 1999 in all types of buildings and as a host of products in numerous locations. ı Asbestos cement typically contains 10-15% asbestos. Although all three main asbestos types have been used in the manufacture of asbestos cement, Chrysotile is the most common form. ı Potential for fibre release increases with level of abrasive disturbance.

Asbestos — Other Products and Composites	**Textured Coatings:** • Decorative coatings to walls and ceilings. • Asbestos content 3-5% Chrysotile. Used up to 1984. • Matrix of material means asbestos fibres are well contained. Fibre release occurs when coating is sanded or scraped. **Bitumen Products:** • Roofing felts, damp proof course, mastics and adhesives, etc. • Chrysotile fibre or asbestos paper in bitumen matrix usually 8% Chrysotile. • Adhesives may contain a few percent Chrysotile. All used up to 1992. • Fibre release unlikely during normal use. **Flooring:** • Thermoplastic floor tiles – up to 25% asbestos. • PVC vinyl floor tiles and unbacked PVC flooring – 7% Chrysotile. • Asbestos paper-backed PVC floors – 100% Chrysotile paper backing used until 1992. • Magnesium oxychloride (2% asbestos) flooring also used. • Fibre release unlikely unless damaged / abraded. **Reinforced PVC, plastic and resin composites:** • Panels, cladding, toilet cisterns, seats, banisters, window sills, machinery brakes and clutches. • Asbestos content 1-10% Chrysotile. Amosite also used. • Fibre release unlikely unless damaged / abraded.

5) Survey Results at: 3 Arbour Close, Reading, Berkshire, RG1 6EW

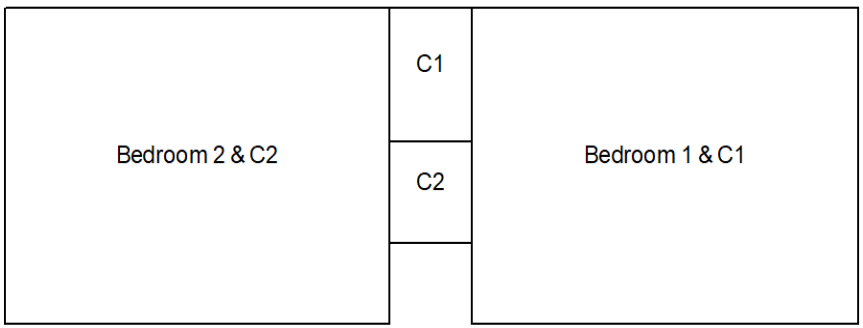
A) Survey Register, Rooms Inspected and Access Limitations: (For assessment explanation please see Section 4)

Floor Level	Location Item Position & Description	Survey Date	Item Reference	Material Assessment				Mean Assessment Total	Level of Identification	Asbestos Identification	Extent	Comments	Recommendations	Risk Category	Photograph
				Product Type	Damage Deterioration	Surface Treatment	Asbestos Type								
First Floor	First Floor - Bedroom 1 & cupboard (1) - No suspect materials found	15/07/2025	1	0	0	0	0	0		No Asbestos Detected		Plasterboard ceiling, solid plaster & plasterboard walls, carpet to wood floor.	No Action Required	N/A	
First Floor	First Floor - Bedroom 2 & cupboard (2) - No suspect materials found	15/07/2025	2	0	0	0	0	0		No Asbestos Detected		Plasterboard ceiling, solid plaster & plasterboard walls, carpet to wood floor.	No Action Required	N/A	

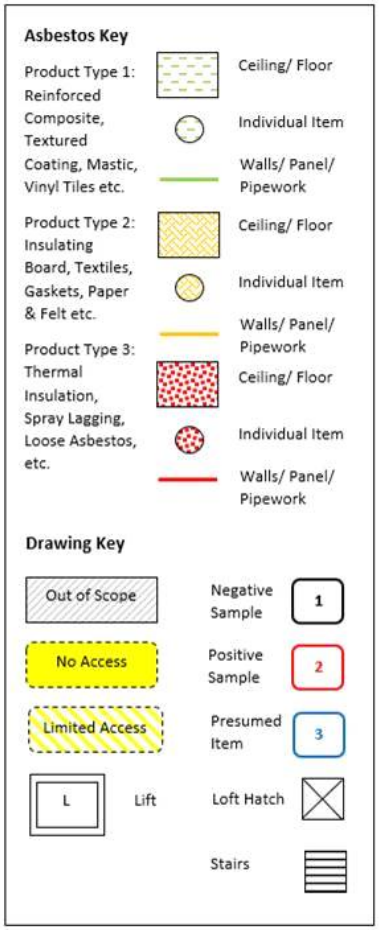
B) Certificate of Analysis

No samples were taken during the course of this survey.

C) Marked-Up Plans



Key



3 Arbour Close, Reading, Berkshire

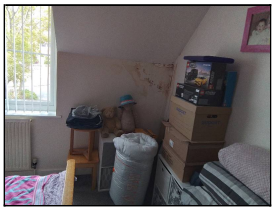
6) Conclusions

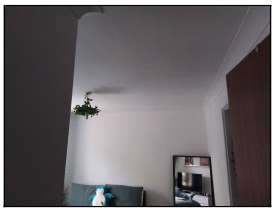
No asbestos was identified, however please also refer to the survey caveats and limitations and also any areas of no access.

Asbestos Summary Report

Site Address:	3 Arbour Close, Reading, Berkshire, RG1 6EW
UPRN:	N/A
Survey Reference:	J037935
Survey Date:	15 Jul 2025
Client:	Sanctuary
Project Number:	804610

Survey Findings Management Details:

Floor Level	Location	Item, Position & Description	Materials/ Comments	Risk Level Assessment	Sample No	Photo
First Floor	Bedroom 1 & cupboard	No suspect materials found	No Asbestos Detected		1	

Floor Level	Location	Item, Position & Description	Materials/ Comments	Risk Level Assessment	Sample No	Photo
First Floor	Bedroom 2 & cupboard	No suspect materials found	No Asbestos Detected		2	

Areas which were inaccessible or where access was limited:

Floor Level	Location	Access	Reason for Access issue	Sample No	Photo
All areas were accessed					