

ADDRESS:	65-103 Odds Galsworthy Close Swindon SN3 6PG	CLIENT:	Sanctuary Maintenance PO Box 2039 2 Marybone Liverpool L69 3AQ
UPRN:	003362/0001	TELEPHONE NO:	0800 916 1525
BUILD DATE / CONSTRUCTION:	Communal	E-MAIL ADDRESS:	Lisa.McFarlane@sanctuary.co.uk
SURVEY TEAM:	Kallum Beattie	CLIENT CONTACT:	Lisa McFarlane
SURVEY DATE:	23 Apr 2025	PRINT DATE:	28 Apr 2025



REPORT FORMAT: This survey report is presented in a truncated format by written agreement with the client as it relates to part of a large property portfolio of simple domestic buildings, for which bulky reports are unnecessary and undesirable. Full documentation relating to SGS standard Terms and Conditions, report limitations and technical data has been provided to the client and is available on request.

REPORT SIGNATURES

This document has been electronically signed by:
Pre-Approver: Jordan Taylor (Project Co-Ordinator)



This document has been electronically signed by:
Approver (Lead Surveyor): Kallum Beattie (Surveyor)–29 Apr 2025



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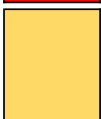

SURVEY INTRODUCTION: The client Sanctuary Maintenance (Lisa McFarlane) has requested an asbestos survey to support planned work at this property. An Asbestos Refurbishment Survey, in accordance with HSG264 and SGS in-house procedure EHS-UK-QMP-16 was deemed the most appropriate survey type. This survey was carried out under a Service Agreement with the client that sets out the scope and limitations of the survey. This document should be read in conjunction with this survey report, with reference to extent of intrusion and location of checking and sample points.

SURVEY SCOPE OF WORKS: Targeted Refurbishment survey to the undercloaking near flat roof above communal stairwell

EXECUTIVE SUMMARY: Very Low risk asbestos materials were identified in this survey. ACMs that may be disturbed by planned work should be removed or the work design altered to avoid disturbance. If a new work project or demolition is subsequently planned then a new survey should be carried out. The client should note that a further survey will be required should refurbishment work or demolition of the property be planned in future, particularly in regard to areas identified as 'no access' in the inspection records and void spaces and service boxing.

For specific surveyor recommendations on individual items in the context of the site and its planned use, please refer to the SUMMARY OF AREAS CONTAINING ACMS given below:

KEY

	Likely to require a licensed asbestos removal contractor(LARC) for any works
	Unlikely to require a licensed asbestos removal contractor(LARC) for work, however, the extent and scope of work and the potential for fibre release must be assessed prior to any decision as to whether the work is licensable and / or notifiable under CAR regulations or Notifiable Non-Licensed work.
	No Access / Limited Access to area(s).

LEVEL OF ID COLUMN

ID	Denotes that a sample has been taken from this material at this location and analysed using Polarised Light Microscopy according to the method in HSG248.
SP	Denotes Strongly Presumed, meaning that the result of this material has been based on the result of a sample taken and analysed in this survey of a similar material.
P	Denotes presumed, meaning a definite identification based on the surveyor's knowledge, experience and/or previous analysis results, or where a material cannot be inspected, a presumption that asbestos is present as a default.

NAD Denotes No Asbestos Detected in the referenced sample analysed.

RISK Denotes the sum of the material risk categories.

KEY TO ASBESTOS REGISTER:

ACMs Denotes Asbestos Containing Materials **MA** Denotes Material Assessment **PA** Denotes Priority Assessment*

*Priority Risk Assessments are outside of the Wolverhampton scope of accreditation

SUMMARY OF AREAS CONTAINING ACMS

BLOCK: Main



Asbestos Cement

Room Code	Room	Floor	Description	Recommended Action
E.001	External	External	Cement Products Undercloak Cement	Consider labelling, and manage in place

SURVEY RESULTS (INSPECTION RECORDS)

ROOM USE: External			FLOOR: External			ROOM NO: E/001		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Undercloak Cement	Cement Products	1 Chrysotile	ID	LW002030	1 Low Damage	1 Surface Sealed	4	10lm

ASBESTOS REGISTER

Location: Main, External, External, E.001			Material: Undercloak Cement			Photo 1: Wide Angle	Photo 2: Close-up
Level of ID:	Sample No.:	Quantity:	Survey Date:	Review Date:	RISK (MA+PA)		
ID	LW002030/001	10lm	23/04/2025	N/A			
Product: 1 Asbestos Cement	Condition: 1 Low Damage	Surface Treatment: 1 Surface Sealed		Result: 1 Chrysotile	Total MA 4		
Main Activity: 2 nd Activity:	Location: Accessibility: Extent/Amount:	Number of Occupants: Frequency of Use: Average Time Each Use:		Maintenance: Frequency:	Total PA (averages)	Recommended Action: Consider labelling, and manage in place	

MATERIAL SCORE ALGORITHM KEY

Example: Asbestos Insulating Board, in poor condition, unsealed would score:

(2) Product Type (2) Surface Treatment (3) Condition (2) Asbestos Type, totalling 9 (Medium potential to release asbestos fibres).

PRODUCT TYPE (Description of Material)	PRODUCT TYPE SCORING		CONDITION (Extent of Damage/ Deterioration)	CONDITION SCORING	
	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).		0	Good condition, no visible damage.
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1	Low damage, a few scratches or surface marks, broken edges on boards, tiles etc.
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2	Medium damage, significant breakage of materials or several small area where material has been damaged revealing loose asbestos fibres.
SURFACE TREATMENT	SURFACE TREATMENT SCORE		ASBESTOS TYPE	ASBESTOS TYPE SCORING	
	0	Composite material containing asbestos; reinforced plastics, resins, vinyl tiles.		1	Chrysotile
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.		2	Amosite, Tremolite, Actinolite or Anthophyllite
	2	Unsealed AIB, or encapsulated lagging and sprays.		3	Crocidolite.
MATERIAL RISK					
MATERIAL RISK SCORE IS DERIVED FROM TOTALLING EACH SECTION					
POTENTIAL TO RELEASE ASBESTOS FIBRES					
4 or less Very Low					
5 – 6 Low					
7 – 9 Medium					
10 or more High					

Floor Plan Key

Items identified as non-asbestos

Items containing asbestos

Inaccessible items / areas

Areas containing positive ACMS



Inaccessible Areas



ACMs = Asbestos Containing Materials

Job No. J294100

Site Address: 65-103 Odds, Galsworthy Close, Swindon, SN3 6PG

Floor: External



Key:



Inaccessible Area

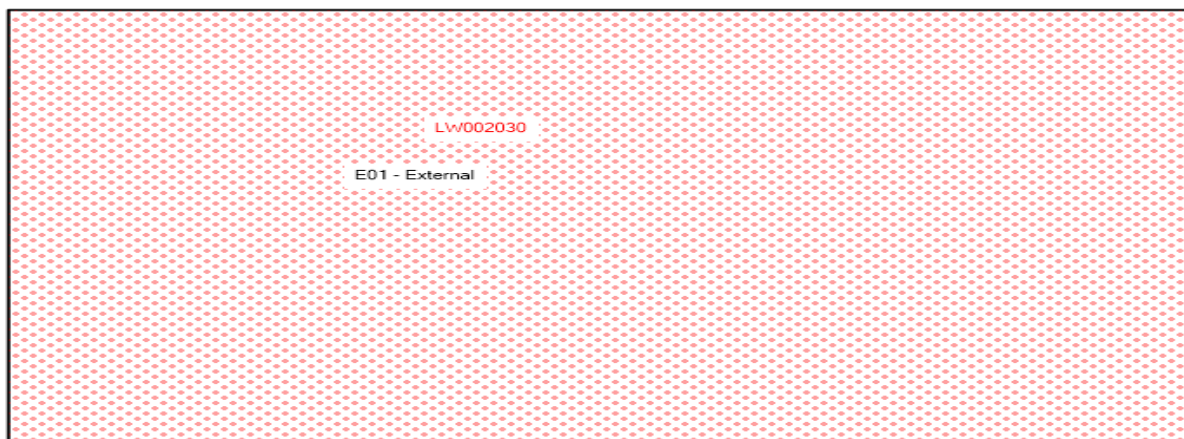


Contains ACM(s)

Non-asbestos sample

Asbestos sample

Inaccessible item



PHOTOS OF ASBESTOS PRODUCTS



External External (E.001)
Cement Products
Undercloak, Cement

PHOTOS OF NON-ASBESTOS ITEMS

No Photos taken



Asbestos Refurbishment Survey

REPORT NO J294100 ISSUE 001



0239

NO ACCESS AREAS

No Photos taken

ASBESTOS BULK ANALYSIS REPORT NO. J294100 – Issue 1

CUSTOMER / ADDRESS:	Sanctuary Maintenance PO Box 2039 2 Marybone Liverpool	TEL NO:	0800 916 1525												
		EMAIL:	Lisa.McFarlane@sanctuary.co.uk												
		ORDER NO:	4501356114												
POST CODE:	L69 3AQ	CONTACT:	Lisa McFarlane												
SAMPLED BY:	Kallum Beattie														
SITE LOCATION:	65-103 Odds, Galsworthy Close, Swindon, SN3 6PG														
Asbestos bulk analysis report reference number and issue number:		J294100 – Issue 1													
<p>ANALYTICAL PROCEDURE (In house document based on HSE Publication HSG 248 Appendix 2) Fibres found in the sample or small portions of the sample were mounted on glass slides in specific refractive index liquids and examined using polarised light and dispersion staining microscopy in accordance with the above methods. SGS United Kingdom Ltd. accepts responsibility only for results obtained from samples received. No responsibility is accepted for errors arising from sampling or transportation of samples by a third party. Samples are retained for a minimum of six months and their records for a minimum of five years from the date of issue of the final report. NB: Decorative Coatings: due to the sporadic distribution and low concentration of asbestos fibres in this material, Scanning Electron Microscopy (SEM) is recommended. NOTE: This certificate shall not be reproduced except in full, without the prior written approval of the issuing laboratory. Disclaimer: This document is issued by the Company under its General Conditions of Service accessible at https://www.sgs.com/en/Terms-and-Conditions.aspx. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any holder of this document is advised that information contained hereon reflects the findings at the time of its intervention only and within the limits of Clients instructions, if any. The sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. Any alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law</p>															
<table border="0"> <tr> <td>KEY: Crocidolite (Blue Asbestos)</td> <td>Amosite (Brown Asbestos)</td> <td>Chrysotile (White Asbestos)</td> <td>NAD (No Asbestos Detected)</td> </tr> <tr> <td colspan="4">OTHER AMPHIBOLE ASBESTOS:</td> </tr> <tr> <td>Fibrous Actinolite</td> <td>Fibrous Anthophyllite</td> <td>Fibrous Tremolite</td> <td></td> </tr> </table>				KEY: Crocidolite (Blue Asbestos)	Amosite (Brown Asbestos)	Chrysotile (White Asbestos)	NAD (No Asbestos Detected)	OTHER AMPHIBOLE ASBESTOS:				Fibrous Actinolite	Fibrous Anthophyllite	Fibrous Tremolite	
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<p>The analytical methods used are not quantitative, typical % of asbestos content used in various products is available in HSG264 Appendix 2. Note: Opinions and interpretations, including any statement regarding the sample material type, are outside of the scope of SGS's UKAS testing accreditation.</p>															

LAB CODE	SAMPLE NO	SAMPLE DETAILS / LOCATION / DESCRIPTION	RESULT
Laura Dallow – 25/04/2025			
LW002030	LW002030/001	External, External– Cement Products	Chrysotile

This document has been electronically signed by:



Laura Dallow – 25/04/2025
Laboratory Analyst