

The survey was carried out by the following Asbestos Consultants Europe Ltd representatives

LEAD SURVEYOR: Anthony Osborne

SURVEYOR(S): N/A

ASBESTOS SURVEY REPORT


SURVEY REFERENCE No. J079063

UPRN: 3693002000

20 Bodnam Road, Cheltenham, Gloucestershire, GL51 0WE



CUSTOMER	SURVEY TYPE
Sovereign Housing Association Ltd 90 Bartholomew Street, Newbury, Berkshire RG14 5EE	Management Survey Standard sampling, identification and assessment survey including priority risk assessment plus part refurbishment to specified locations only

Version No	Survey Date/ Surveyor	Issue Date	Report Review by (Name/Position)	Signature	Description of Modification
1	27/01/2016 Anthony Osborne	11/02/2016	Anthony Osborne Surveyor		

Total Number of Pages to Report: 9

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APPENDICES

1	Bulk Sample Test Certificate(s)
2	Drawing(s)

EXECUTIVE SUMMARY

This survey report must be read together with the “Scope of Survey Agreement for Asbestos Surveys”.

The agreement (No: SOS/BRI/001 and/or SOS/BRI/002), produced by Asbestos Consultants Europe (ace) and agreed with the customer prior to commencing with survey work includes details relevant to this management survey with part refurbishment/demolition including extent and scope of work, plus any caveats that were agreed with the customer prior to commencing with the management survey with part refurbishment/demolition work.

BRIEF DESCRIPTION OF THE SURVEY TYPE, SCOPE AND EXTENT

Management Survey with Refurbishment Survey to Kitchen and Bathroom prior to planned refurbishment works
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GENERAL DESCRIPTION OF THE BUILDINGS SURVEYED ON THIS SITE

<p>1980s brick built house.</p> <p>Modern roof tiles. Brick walls. Soffits (sampled). Timber soffit to porch. Presumed-ACM cement undercloaking to porch. Plastic rainwater goods.</p> <p>General: Plasterboard ceilings with textured coating. Solid and plasterboard walls. Concrete floors. Modern electrics. Timber sills.</p> <p>Bathroom: Plasterboard ceiling with textured coating. Solid and plasterboard walls. Timber floor. Ceramic cistern. Modern bath panel, accessed. Plastic soil pipe in plasterboard boxing.</p> <p>Kitchen: Plasterboard ceiling with textured coating. Solid and plasterboard walls. Concrete floors beneath modern vinyl. Modern sink pad. Plasterboard boxing. Ceramic sills.</p> <p>Loft: Modern roof felt. MMMF insulation. Visible timbers and plasterboard ceilings to floor below. Block walls.</p>

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LIST OF IDENTIFIED OR PRESUMED ACMS INCLUDING THEIR LOCATIONS, ASSESSMENT PRIORITY AND RECOMMENDED ACTIONS

Asbestos Containing Material with a VERY LOW potential to release fibres if disturbed

Inspection No	Building Name/No	Floor/Level	Area/room	Element/Component	Material Description	Recommended Action
17	20 Bodnam Road	External	PORCH	Undercloaking	Panel - Asbestos Cement	Inspect at Intervals & Update Register

NOTE: Recommended actions indicated within this survey report are the minimum actions that should be implemented to comply with The Control of Asbestos Regulations 2012. They are based on consideration of any relevant information provided by the customer prior to commencing the survey, and inspection details collected during the survey.

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Areas Not Accessed

Building Name	Building Level	Room / Area	Element / Location	Restriction Comments
20 Bodnam Road	Ground Floor	UNDERSTAIRS CUPBOARD	Floor	Fixed laminate flooring - would damage to access
20 Bodnam Road	Ground Floor	KITCHEN	Window	Ceramic sill - would damage to access
20 Bodnam Road	Ground Floor	KITCHEN	Wall	Wall vent - live and in use
20 Bodnam Road	Ground Floor	LIVING ROOM	Floor	Fixed laminate flooring - would damage to access
20 Bodnam Road	Ground Floor	HALL	Floor	Fixed laminate flooring - would damage to access

External high level/ roof areas of the property were not accessed. Should refurbishments be planned to these areas then they will require further inspection and/or sampling using high level access equipment (such as scaffold or M.E.W.P) before works can safely commence.

At the time of survey the internal loft space was not equipped with suitable flooring/crawl boards, therefore access was limited to a visual inspection from the loft hatch only.

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IMPORTANT NOTES

At the request of the customer the recommended actions indicated within this survey report are the minimum actions required to enable the safe management of the identified ACM's in accordance with the Control of Asbestos Regulations 2012. Prior to planned refurbishment/demolition all ACM's will require further assessment to ascertain if whether removal or other remedial action is required.

Where a survey report does not indicate multiple sample points on the diagram due to customer reporting requirements the following sampling strategy for Textured Coatings (TC) has been undertaken and should be noted:

- One representative (collective) sample of TC will have been collected per floor from a sufficient amount of rooms that contain a visually similar TC.
- Although the report indicates that the TC sample has been taken from a single room/area and then 'referred' to other rooms/areas these 'referred' rooms/areas are to be treated as per the reported sample (this enables the condition and extent to be reported separately for each room without over crowding the diagram).

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INSPECTIONS REGISTER (Including Non-Accessed Areas)

Inspection No	Sample Reference Number	Building Name/No	Floor/Level	Area/Room	Item Description	Product Description	Damage/Deterioration	Estimated Quantity	Level of Identification
1	EO001876	20 Bodnam Road	Ground	LIVING ROOM	Ceiling	Textured Coating	-	-	N.A.D.I.S
2	-	20 Bodnam Road	Ground	LIVING ROOM	Floor		-	-	Asbestos presumed as not accessed
3	As inspection 1	20 Bodnam Road	Ground	UNDERSTAIRS CUPBOARD	Ceiling	Textured Coating	-	-	N.A.D.I.S
4	-	20 Bodnam Road	Ground	UNDERSTAIRS CUPBOARD	Floor		-	-	Asbestos presumed as not accessed
5	EO001877	20 Bodnam Road	1st	BEDROOM 1	Ceiling	Textured Coating	-	-	N.A.D.I.S
6	As inspection 5	20 Bodnam Road	1st	LANDING	Ceiling	Textured Coating	-	-	N.A.D.I.S
7	As inspection 5	20 Bodnam Road	1st	BEDROOM 2	Ceiling	Textured Coating	-	-	N.A.D.I.S
8	As inspection 5	20 Bodnam Road	1st	CUPBOARD 1	Ceiling	Textured Coating	-	-	N.A.D.I.S
9	EO001878	20 Bodnam Road	1st	BATHROOM	Ceiling	Textured Coating	-	-	N.A.D.I.S
10	-	20 Bodnam Road	Roof Void	ATTIC	No suspect materials found		-	-	N.A.D
11	As inspection 1	20 Bodnam Road	Ground	HALL	Ceiling	Textured Coating	-	-	N.A.D.I.S
12	-	20 Bodnam Road	Ground	HALL	Floor		-	-	Asbestos presumed as not accessed
13	EO001879	20 Bodnam Road	Ground	KITCHEN	Ceiling	Textured Coating	-	-	N.A.D.I.S
14	-	20 Bodnam Road	Ground	KITCHEN	Window		-	-	Asbestos presumed as not accessed

ASBESTOS CONTENT KEY:	NAD = No Asbestos Detected NADIS = No Asbestos Detected in Sample	ALL ACCESSIBLE ELEMENTS = No ACMs or materials suspected of containing asbestos were identified by the surveyor(s) within a specified area or room
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Inspection No	Sample Reference Number	Building Name/No	Floor/Level	Area/Room	Item Description	Product Description	Damage/Deterioration	Estimated Quantity	Level of Identification
15	-	20 Bodnam Road	Ground	KITCHEN	Wall		-	-	Asbestos presumed as not accessed
16	EO001880	20 Bodnam Road	External	EXTERNAL	Soffit	Non Asbestos Insulating Board	-	-	N.A.D.I.S
17	-	20 Bodnam Road	External	PORCH	Undercloaking	Panel - Asbestos Cement	Good Condition	2lm	Asbestos Presumed

ASBESTOS CONTENT KEY:	NAD = No Asbestos Detected NADIS = No Asbestos Detected in Sample	ALL ACCESSIBLE ELEMENTS = No ACMs or materials suspected of containing asbestos were identified by the surveyor(s) within a specified area or room
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ASBESTOS CONTAINING MATERIAL ASSESSMENT REGISTER

<u>Inspection Details:</u>	
Inspection Number	: 17
Inspection Date	: 27/01/2016
Inspection Type	: Visual Inspection
Level of Identification	: Asbestos Presumed
<u>Material Location:</u>	
Building Name / No	: 20 Bodnam Road
Floor Level	: External
Area / Room	: PORCH
Item Description	: Undercloaking
<u>Material Details:</u>	
Product Description	: Panel - Asbestos Cement
Estimated Quantity	: 2 Im
Likelihood of Disturbance	: Low disturbance
Sample Number	: N/A
Sample Location	: N/A
Sample Analysis	: N/A



<u>Material Assessment as per HSG264:</u>		
<u>Factors</u>	<u>Assessment Description</u>	<u>Score</u>
Product/Material Type	: Cement	1
Damage/Deterioration	: Good Condition	0
Surface Treatment	: Cement	1
Asbestos Type	: Crocidolite (or unknown)	3
Material Assessment Score:		5
Material assessment parameters and algorithm scoring factors are detailed in the Scope of Survey Agreement.		
<u>Priority Risk Assessment as per HSG264 & HSG227:</u>		
<u>Factors</u>		<u>Score</u>
Main/Secondary Activities Carried Out		1
Location		0
Accessibility		0
Extent/Amount		1
Frequency		0
Occupancy		0
Average Time area is in use		0
Maintenance activity		1
Maintenance frequency		0
Priority Risk Assessment Score:		3
The customer provided ACE with priority risk assessment information prior to the undertaking of this survey, therefore the risk assessment for this inspection is based on material and priority assessment.		
Total Assessment Score:		8

Material Risk Assessment Category as per HSG264 & HSG227: Very Low

Recommended Action:

Action : Inspect at Intervals & Update Register

Quantity : N/A

(Extent of material requiring treatment works)

Priority : Very Low

(Priority based on material and priority risk assessment)

Next Inspection Due : In accordance with the current Control of Asbestos Regulations

Comments and additional information:

Refer to the Important Notes with regards to any further required action prior to planned works

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J023595

Final Issue Date: 08/02/2016



Private & Confidential:
Asbestos Consultants Europe Ltd
Borough Park Offices
Romney Avenue
Bristol
Avon
BS7 9ST

Premises Of Sample Origin:
20 Bodnam Road
Cheltenham
Gloucestershire
GL51 0WE
S03308 / J079063

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
Fax: 01245 422501
info@cavendishlaboratories.com

Name of analyst: John Nicolle
Date of sample receipt: 04/02/2016

Sampled by: Client
Date of analysis: 08/02/2016

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS057484	EO001876 - Ground Floor, LIVING ROOM, Ceiling	No Asbestos Detected	Textured Coating
BS057485	EO001877 - 1st Floor, BEDROOM 1, Ceiling	No Asbestos Detected	Textured Coating
BS057486	EO001878 - 1st Floor, BATHROOM, Ceiling	No Asbestos Detected	Textured Coating
BS057487	EO001879 - Ground Floor, KITCHEN, Ceiling	No Asbestos Detected	Textured Coating
BS057488	EO001880 - External, EXTERNAL, Soffit	No Asbestos Detected	Insulating Board

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"

Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:

The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.

Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.

Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.

The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service.

Authorised Signatory:

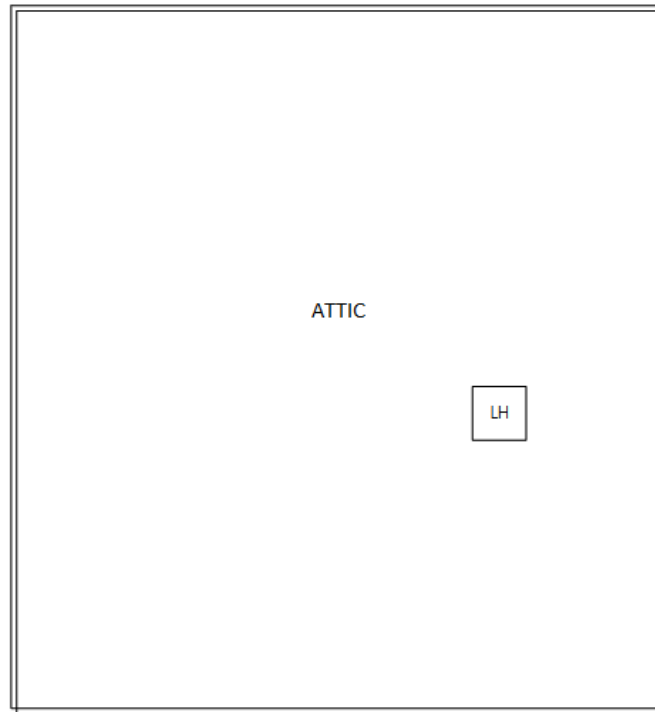
Paul Jarvis FA004-11 (5/12/13)

Asbestos In Your Home

Property Address: 20 Bodnam Road, Cheltenham, Gloucestershire, GL51 0WE

Floor Level: Roof Void

Date of Survey: 27 Jan 2016

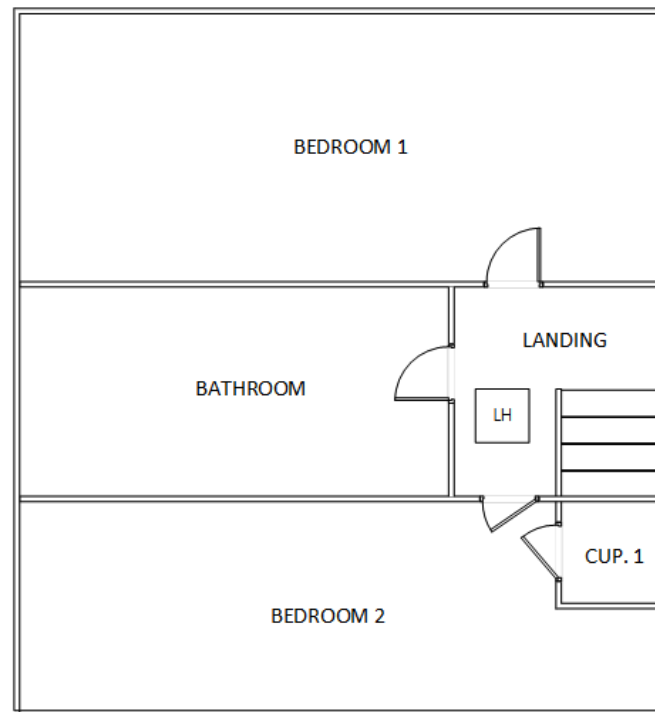


Asbestos In Your Home

Property Address: 20 Bodnam Road, Cheltenham, Gloucestershire, GL51 0WE

Floor Level: 1st Floor

Date of Survey: 27 Jan 2016

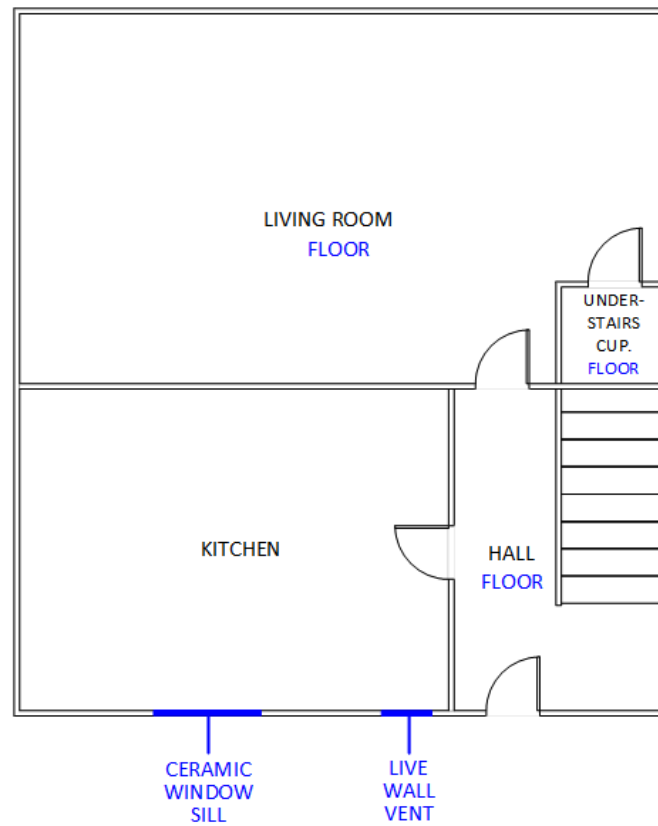


Asbestos In Your Home

Property Address: 20 Bodnam Road, Cheltenham, Gloucestershire, GL51 0WE

Floor Level: Ground Floor

Date of Survey: 27 Jan 2016

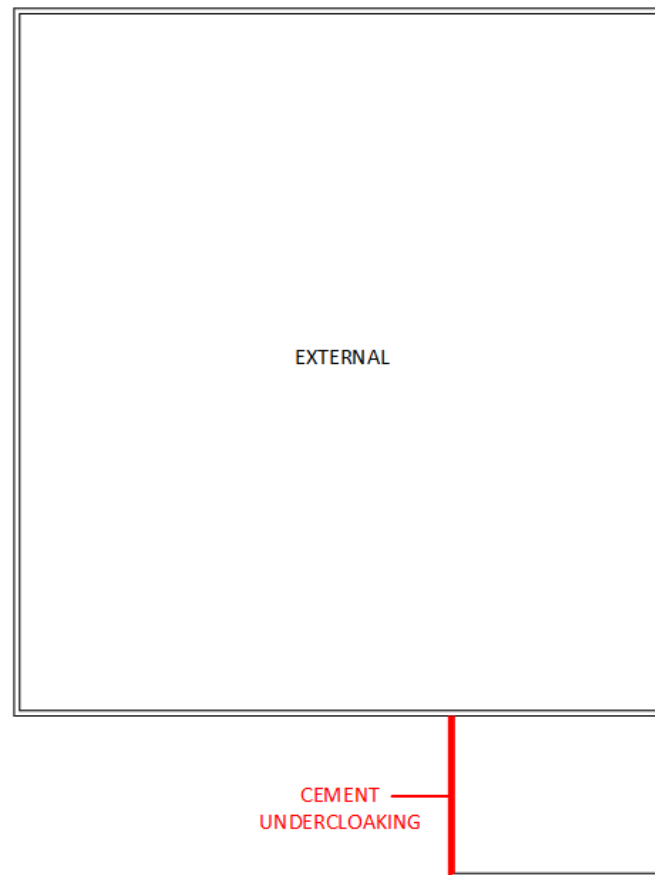


Asbestos In Your Home

Property Address: 20 Bodnam Road, Cheltenham, Gloucestershire, GL51 0WE

Floor Level: External

Date of Survey: 27 Jan 2016



Asbestos In Your Home

Property Address: 20 Bodnam Road, Cheltenham, Gloucestershire, GL51 0WE
Date of Survey: 27 Jan 2016

Room	Material
LIVING ROOM	Textured Coating Ceiling
LIVING ROOM	Floor
UNDERSTAIRS CUPBOARD	Textured Coating Ceiling
UNDERSTAIRS CUPBOARD	Floor
BEDROOM 1	Textured Coating Ceiling
LANDING	Textured Coating Ceiling
BEDROOM 2	Textured Coating Ceiling
CUPBOARD 1	Textured Coating Ceiling
BATHROOM	Textured Coating Ceiling
ATTIC	No suspect materials found
HALL	Textured Coating Ceiling
HALL	Floor
KITCHEN	Textured Coating Ceiling
KITCHEN	Window
KITCHEN	Wall
EXTERNAL	Non Asbestos Insulating Board Soffit
PORCH	Panel - Asbestos Cement Undercloaking

Room Description Colour Key	
Red	Asbestos Detected or Strongly Presumed
Green	No Asbestos Detected
Blue	Inaccessible Areas