

Management Survey with part Refurbishment/Demolition (MA only)

**At
26 St. Brides Close
Glastonbury
Somerset,
BA6 9JU**

On Behalf Of:

Sanctuary Group

Scope of Survey Works

Management survey to whole property, refurbishment survey to targeted areas.



NO ASBESTOS DETECTED
THIS REPORT CONTAINS AREAS NOT ACCESSED

Job Number

J277473

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REPORT AUTHORITIES


This asbestos survey and subsequent report at 26 St. Brides Close, Glastonbury, Somerset, BA6 9JU has been completed by Stuart Boole following a site visit (s) on 22 March 2023 on behalf of Sanctuary Group, Sanctuary House, Chamber Court, Castle Street, Worcester, Worcestershire, WR1 3ZQ.

This report has been technically reviewed by Mike Mohan on 29 Mar 2023

Approval to issue the report has been granted by the Quality Team, technical review of the report has been completed by authorised persons named below.


Below are the signatures of the report authorities:

Surveyor 1 Signature:



Stuart Boole

Report Technically Reviewed By:



Mike Mohan

Surveyor 2 Signature:



Report issued under the authority of the Quality / Technical Manager:



Paul Darby

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EXECUTIVE SUMMARY

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Detailed Scope of Works:

Management survey to whole property, refurbishment survey to targeted areas.

A Management Survey with part Refurbishment/Demolition was undertaken at 26 St. Brides Close, Glastonbury, Somerset on 22 March 2023 on behalf of Sanctuary Group to determine the asbestos materials that may exist within the scope of a Management Survey with part Refurbishment/Demolition. The client specific scope of works to be read in conjunction with this report where appropriate.

Internal Notes: N/A

External Notes: N/A

Areas and rooms included in this survey were:

Building Number / Name:	Floor / Level:	Areas Name:	Area Number:
Semi / 3 bed	External	External	E01
Semi / 3 bed	Ground	Hall	G01
Semi / 3 bed	Ground	Toilet	G02
Semi / 3 bed	Ground	Kitchen	G03
Semi / 3 bed	Ground	Living Room	G04
Semi / 3 bed	Ground	Cupboard	G05
Semi / 3 bed	First	Landing	101
Semi / 3 bed	First	Bathroom	102
Semi / 3 bed	First	Bedroom	103
Semi / 3 bed	First	Cupboard	104

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Building Number / Name:	Floor / Level:	Areas Name:	Area Number:
Semi / 3 bed	First	Bedroom	105
Semi / 3 bed	First	Bedroom	106
Semi / 3 bed	Roof	Loft Space	R01

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Survey Date: 22 March 2023
Site Address: 26 St. Brides Close



ASBESTOS REGISTER

INSPECTION NO	BUILDING	LOCATION	SAMPLE NO	DESCRIPTION	EXTENT	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
N/A											

NON-ASBESTOS REGISTER


INSPECTION NO (MA - PA)	BUILDING (MA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
1	Semi / 3 bed	External / External E01 / to roof	SB008415	Asbestos Cement Outdoors	40lm	Cement	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
2	Semi / 3 bed	External / External E01 / to roof	SB008416	Asbestos Insulating Board Outdoors	50lm	Insulating Board	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
3	Semi / 3 bed	Ground / Hall G01 / to ceiling	SB008417	Decorative Finishes Large Rooms	6m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
4	Semi / 3 bed	Ground / Toilet G02 / to ceiling	AS SB008417	Decorative Finishes Large Rooms	2m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
5	Semi / 3 bed	Ground / Kitchen G03 / to ceiling	AS SB008417	Decorative Finishes Large Rooms	7m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
6	Semi / 3 bed	Ground / Living Room G04 / to ceiling	AS SB008417	Decorative Finishes Large Rooms	10m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
7	Semi / 3 bed	Ground / Cupboard G05 / to ceiling	AS SB008417	Decorative Finishes Large Rooms	2m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
8	Semi / 3 bed	First / Landing 101 / to ceiling	SB008418	Decorative Finishes Large Rooms	7m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable

NON-ASBESTOS REGISTER

INSPECTION NO (MA - PA)	BUILDING (MA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
9	Semi / 3 bed	First / Bathroom 102 / to ceiling	AS SB008418	Decorative Finishes Large Rooms	4m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
10	Semi / 3 bed	First / Bedroom 103 / to ceiling	AS SB008418	Decorative Finishes Large Rooms	7m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
11	Semi / 3 bed	First / Cupboard 104	Visual	No suspect materials visually found		-		-	-	0	No further action required
12	Semi / 3 bed	First / Bedroom 105 / to ceiling	AS SB008418	Decorative Finishes Large Rooms	8m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
13	Semi / 3 bed	First / Bedroom 106 / to ceiling	AS SB008418	Decorative Finishes Large Rooms	4m ²	Decorative plaster/textured coatings/paints	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
15	Semi / 3 bed	Roof / Loft Space R01	Visual	No suspect materials visually found		-		-	-	0	No further action required

Job Number: J277473
Survey Date: 22 March 2023
Site Address: 26 St. Brides Close

No Access Register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
14	Semi / 3 bed	First / Cupboard 107	Cupboard	No access, door blocked	Inspect Prior to Disturbance	

Job Number: J277473
Survey Date: 22 March 2023
Site Address: 26 St. Brides Close



Limited Access register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
N/A						

Asbestos materials were identified in the following locations:

Inspection Number / Location:	Asbestos Type / Product:	Extent:	Recommendation:
N/A			

SURVEY OBJECTIVES & TECHNIQUE

Objectives


- 1) To undertake a Management Survey with part Refurbishment/Demolition (MA only) survey of the site detailed following the guidelines as detailed in HSG264 Asbestos – The survey guide and our UKAS accredited procedures. The purpose and procedures of this survey was to inspect all accessible areas within the scope of the survey and to take representative samples of any suspect materials identified. Where appropriate the survey included the inspection of any voids these would only be inspected on refurbishment or demolition surveys unless screw fixing or hatches are available.
- 2) To undertake a risk assessment of all suspect materials identified to enable the Client to formulate an Action Plan as in conformance with the Health & Safety Executive's guidance document HSG227.
- 3) To produce a report, in a database format, detailing all identified and presumed asbestos containing materials, which includes a Site Plan showing their location and data sheets detailing their risk assessments and showing a photograph of the material in-situ.

Survey Technique

- 1) Each room/area within the scope of this survey was surveyed according to the survey type requested to assess whether or not suspect materials that could potentially contain asbestos fibres are present.
- 2) Representative samples of suspect materials identified were taken and returned to our Laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248 and our UKAS accredited procedures.
- 3) Where for safety reasons (i.e. height restrictions, etc) or other physical restrictions a suspect material could not be physically sampled the material was presumed to contain asbestos and noted as such at the time of the survey. All presumed asbestos materials should be treated as containing asbestos as part of the Asbestos Management Plan until subsequent sampling and analysis deem otherwise.
- 4) Where access could not be gained into a room/area at the time of the survey this is recorded as 'No Access'. Areas identified as being No Access should be treated as containing asbestos materials as part of the Asbestos Management Plan until subsequent inspection deems otherwise.
- 5) Where access could not be fully gained into an area due to safety reasons (e.g. non boarded loft spaces) or due to physical restrictions at the time of the survey this is recorded as 'Limited Access'. Armstrong York cannot guarantee that all asbestos containing materials have been identified within in areas identified as being Limited Access. These areas should be treated as "No Access" areas for the purposes of the Management Plan although some identified asbestos materials may be recorded for these areas where access to the material could be achieved
- 6) Access into electrical plant or mechanical services would not be gained unless the services are isolated and safe. Only in a refurbishment or demolition survey would this be requested by the client.
- 7) Where a material type previously sampled in one location is visually identified as being present to other locations it was strongly presumed that these installations are of the same composition as the one sampled which was recorded as being "AS" Sample


MATERIAL ASSESSMENT SHEET

Inspection Number:	1	Intrusive Area – Yes or No:	Yes
Material Assessment			
Item:		Detail:	
Building:		Semi / 3 bed	
Location:		External / External E01	
Sample Number:		SB008415	
Description:		Asbestos Cement	
Position:		to roof	
Extent:		40lm	
Product Type:		Cement	
Damage & Deterioration:		Low Damage	
Surface Treatment:		Enclosed sprays and lagging, Sealed AIB	
Asbestos Type:		No Asbestos Detected	
Material Score:		0	

Room Comments:	Brick walls, concrete roof tiles, undercloaking, ib soffits, facias, gutters and down pipes	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	2	Intrusive Area – Yes or No:	Yes
Material Assessment			
Item:		Detail:	
Building:		Semi / 3 bed	
Location:		External / External E01	
Sample Number:		SB008416	
Description:		Asbestos Insulating Board	
Position:		to roof	
Extent:		50lm	
Product Type:		Insulating Board	
Damage & Deterioration:		Low Damage	
Surface Treatment:		Enclosed sprays and lagging, Sealed AIB	
Asbestos Type:		No Asbestos Detected	
Material Score:		0	

Room Comments:	Brick walls, concrete roof tiles, undercloaking, ib soffits, facias, gutters and down pipes	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	3	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	Ground / Hall G01		
Sample Number:	SB008417		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	6m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Modern lino, timber floor, plaster walls, textured coating to plaster ceiling, timber stairs, electrics to plaster wall	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	4	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	Ground / Toilet G02		
Sample Number:	AS SB008417		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	2m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Modern lino, timber floor, tiled plaster walls, textured coating to plaster ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	5	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	Ground / Kitchen G03		
Sample Number:	AS SB008417		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	7m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Modern lino, timber floor, tiled plaster walls, textured coating to plaster ceiling, modern sink pad, timber boxing	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	6	Intrusive Area – Yes or No:	No
Material Assessment			
Item:		Detail:	
Building:		Semi / 3 bed	
Location:		Ground / Living Room G04	
Sample Number:		AS SB008417	
Description:		Decorative Finishes	
Position:		to ceiling	
Extent:		10m ²	
Product Type:		Decorative plaster/textured coatings/paints	
Damage & Deterioration:		Low Damage	
Surface Treatment:		Enclosed sprays and lagging, Sealed AIB	
Asbestos Type:		No Asbestos Detected	
Material Score:		0	

Room Comments:	Timber floor, plaster walls, textured coating to plaster ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	7	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	Ground / Cupboard G05		
Sample Number:	AS SB008417		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	2m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Timber floor, plaster walls, textured coating to plaster ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	8	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	First / Landing 101		
Sample Number:	SB008418		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	7m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Timber floor, plaster walls, textured coating to plaster ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	9	Intrusive Area – Yes or No:	No
Material Assessment			
Item:		Detail:	
Building:		Semi / 3 bed	
Location:		First / Bathroom 102	
Sample Number:		AS SB008418	
Description:		Decorative Finishes	
Position:		to ceiling	
Extent:		4m ²	
Product Type:		Decorative plaster/textured coatings/paints	
Damage & Deterioration:		Low Damage	
Surface Treatment:		Enclosed sprays and lagging, Sealed AIB	
Asbestos Type:		No Asbestos Detected	
Material Score:		0	

Room Comments:	Modern lino, timber floor, tiled plaster walls, textured coating to plaster ceiling, plastic bath panel	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	10	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	First / Bedroom 103		
Sample Number:	AS SB008418		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	7m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Timber floor, plaster walls, textured coating to plaster ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	11	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	First / Cupboard 104		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

Room Comments:	Timber floor, plaster walls and ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	12	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	First / Bedroom 105		
Sample Number:	AS SB008418		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	8m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Timber floor, plaster walls, textured coating to plaster ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	13	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	First / Bedroom 106		
Sample Number:	AS SB008418		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	4m ²		
Product Type:	Decorative plaster/textured coatings/paints		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Timber floor, plaster walls, textured coating to plaster ceiling	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


MATERIAL ASSESSMENT SHEET

Inspection Number:	14	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	First / Cupboard 107		
Sample Number:	Visual		
Description:	Inaccessible		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	N/A		
Material Score:	N/A		

Room Comments:	No access, door blocked	
Sample Comments:	No access, door blocked	
Total Assessment Score:	12	
Risk Assessment Category:		
Recommendation:	Inspect prior to disturbance	

MATERIAL ASSESSMENT SHEET

Inspection Number:	15	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	Semi / 3 bed		
Location:	Roof / Loft Space R01		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

Room Comments:	Plasterboard floor, mmmf insulation, brick walls, felt, wood beams, limited access, full of belongings	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

ALGORITHM ASSEMENTS

Material Assessment	Score	Examples of scores
Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing)
Damage/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 tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

SURVEY RECOMMENDATION DETAIL – Material Assessment

The **Material Assessment** is an assessment of the likelihood of an ACM to release fibres when there is air disturbance in its locality. This assessment is used to identify the low, medium and high risk materials as a starting point for a management plan. HSG264 recommends the use of an algorithm to determine the assessment and details scores for the following parameters.

The 4 scoring areas of the algorithm are:

Product type
Extent of damage
Surface treatment
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:



- a) Materials with scores of 10 or more should be regarded as HIGH RISK material – Recommended Action – Remove
- b) Materials with a score between 7 and 9 are MEDIUM RISK materials – Action – Manage & Monitor (Remove / Encapsulate) if required
- c) Materials with a score between 5 and 6 are LOW RISK – Action – Manage & Monitor (Encapsulate) if required
- d) Materials with a scores of 4 or less are VERY LOW RISK – Action – Manage & Monitor (Encapsulate) if required
- e) No Asbestos Detected in sample – No recommendation required

Material Assessments are completed at the time of the survey for all suspect materials identified. The material score is based upon the HSG 264 requirement but the specific recommendations are assessed by the surveyor on the day of survey and manually inserted. The recommendation is not automatically linked to the material / priority score therefore if debris or poor condition ACM's are reported "Remove" may be the inserted as the overall recommendation. Specific client requirements may in place at the contract review stage requesting a bespoke recommendation.

REPORT CAVEATS – Management Survey – Targeted Intrusive Elements

- 1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
- 2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
- 3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
- 4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
- 5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material.
- 6) This report details the findings of the survey on the date(s) the investigation took place.
- 7) Glossary of Terms: NAD - No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulating Board, NSMVF – No Suspect Materials Visually Found
- 8) Specific areas for intrusive works were agreed in advance at the planning stage. The management survey to all other areas are as noted above.
- 9) On the intrusive areas the material assessment states that these areas have been accessed as a refurbishment survey and the recommendation for all ACM's in those areas will be "Remove"
- 10) All client documentation will be saved on Armstrong York's secure server.

BULK CERTIFICATE

	ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD			
CERTIFICATE OF ASBESTOS IDENTIFICATION				
Client:	Sanctuary Group			
Address:	Sanctuary House, Chamber Court, Castle Street, Worcester, Worcestershire,,WR1 3ZQ	Report No:	J277473	
Site Address:	26 St. Brides Close, Glastonbury, Somerset,BA6 9JU	Report Date:	29 Mar 2023	
Date Sample taken:	16 Mar 2023	Site Reference:		
Date Received:	24 Mar 2023	Number of Samples:	4	
Date Analysed:	29 Mar 2023	Analysed At:	Stanford Le Hope	
Client/ Sample No	Sample Location / Description	Internal Sample Notes:	Fibre Type Detected	
SB008415	External External 01 Asbestos Cement to roof	No notes on sample	No Asbestos Detected	
SB008416	External External 01 Asbestos Insulating Board to roof	No notes on sample	No Asbestos Detected	
SB008417	Ground Floor Hall 01 Decorative Finishes to ceiling	No notes on sample	No Asbestos Detected	
SB008418	1st Floor Landing 01 Decorative Finishes to ceiling	No notes on sample	No Asbestos Detected	






ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD



CERTIFICATE OF ASBESTOS IDENTIFICATION

Client:	Sanctuary Group		
Address:	Sanctuary House, Chamber Court, Castle Street, Worcester, Worcestershire, WR1 3ZQ	Report No:	J277473
Site Address:	26 St. Brides Close, Glastonbury, Somerset, BA6 9JU	Report Date:	29 Mar 2023
Date Sample taken:	22 Mar 2023	Site Reference:	N/A
Date Received:	24 Mar 2023	Number of Samples:	4
Date Analysed:	29 Mar 2023	Analysed At:	Stanford Le Hope

All samples will be retained for 6 months & certification are retained for a minimum of 5 years as per HSG 248

Analysts Signatory:		Approval Signature:	
Analysed By:	Samantha Plummer	Approved By:	Mike Mohan
Samples taken By:	Stuart Boole, Armstrong York	Survey Completed By:	

Samples of material referenced below have been examined to determine the presence of asbestos fibres using Armstrong York Asbestos Environmental Limited's in-house method of transmitted / polarized light microscopy and centre stop dispersion staining, based upon the HSE's "The Analysts Guide" & internal procedures TP04. Samples taken by authorised Armstrong York Asbestos Environmental Limited surveyors will be done under the internal TP05 procedure. **Armstrong York are not responsible for the accuracy or competence of third party sampling (client supplied samples and data). Client information will be recorded as supplied but is not the responsibility of Armstrong York. Under these circumstances Armstrong York will not be liable for additional materials that may subsequently be identified.**

Armstrong York Asbestos Environmental Ltd. Stanhope Industrial Park Wharf Road Stanford Le Hope Essex SS170EH – Tel 0870 3500 375 – Fax 0870 3500 376 – Reg No 4663503 – Registered Office 1 Royal Terrace Southend-on-Sea Essex SS1 1EJ

Laboratory locations: STANFORD LE HOPE: Stanhope Industrial Park Wharf Road Stanford Le Hope Essex SS170EH

SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD					Key	Identified ACM
Address	26 St. Brides Close, Glastonbury, Somerset			AY Number:	J277473	
Date:	22 Mar 2023	Floor	External	Building	Semi 3 bed	
Client:	Sanctuary Group			Surveyor	Stuart Boole	

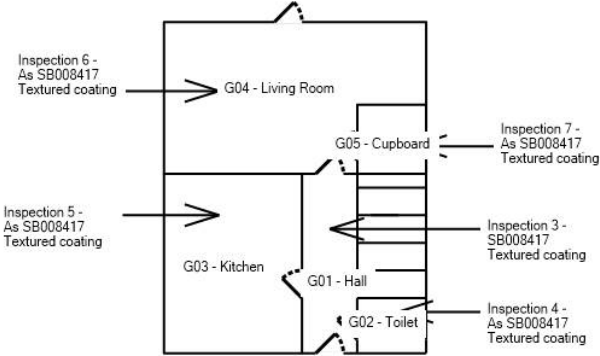
Inspection 1 -
SB008415
Undercloaking

Inspection 2 -
SB008416
Soffits

E01 - External

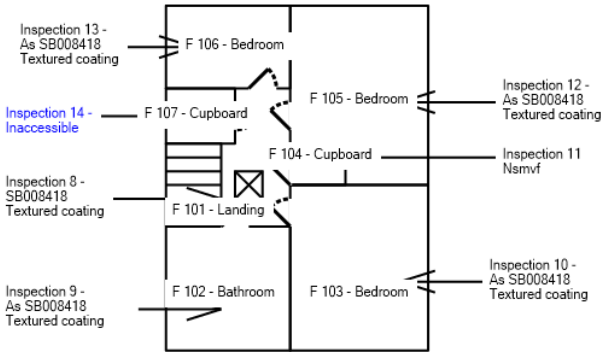
SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD					Key	Identified ACM
Address	26 St. Brides Close, Glastonbury, Somerset			AY Number:	J277473	
Date:	22 Mar 2023	Floor	Ground Floor	Building	Semi 3 bed	
Client:	Sanctuary Group			Surveyor	Stuart Boole	



SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD					Key	Identified ACM
Address	26 St. Brides Close, Glastonbury, Somerset			AY Number:	J277473	
Date:	22 Mar 2023	Floor	1st Floor	Building	Semi 3 bed	
Client:	Sanctuary Group			Surveyor	Stuart Boole	



SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD						Key	Identified ACM
Address	26 St. Brides Close, Glastonbury, Somerset			AY Number:	J277473		
Date:	22 Mar 2023	Floor	Roof Void	Building	Semi 3 bed		
Client:	Sanctuary Group			Surveyor	Stuart Boole		

Inspection 15
Nsmvf

R01 - Loft Space

Control of Asbestos Regulations 2012

The Control of Asbestos Regulations 2012 applies to most work situations involving risk of exposure to asbestos. From 12th April 2012 the Control of Asbestos Regulations will require that employers:

- a) Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- b) Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- c) Keep an up to date written record (Asbestos Register) of the location of asbestos-containing materials.
- d) Monitor the condition of asbestos-containing materials.
- e) Make a written assessment of the risk of exposure from asbestos
- f) Prepare and implement a management plan to control asbestos-related health risks, including measures to ensure that:
 - 1) Material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
 - 2) Material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
 - 3) Information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health and Safety Regulations

Under Section 2 of the Health and Safety at Work etc. Act 1974, employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises. Other regulations embodied in the HSWA require employers to ensure that:

- a) Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- b) Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- c) The number of workers exposed to asbestos is kept to a minimum.
- d) Information on the location of asbestos is made available to any person likely to be exposed to ACM's.
- e) Training is given to anyone liable to be exposed to asbestos.

TERMS & CONDITIONS

General

- 1.1 The Employer warrants and undertakes that you have obtained and paid for all the necessary access, certificates, licenses, permits, permissions and consents required by Statute or any order or regulation made there under or by any regulation or by-law of any authority or statutory undertaker.
- 1.2 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has based prices on the current rates for staff, labour, plant, stores and materials and we would require to be reimbursed for any increase that may occur between the date of this offer and the date of completion of the Works.
- 1.3 Unless explicitly stated within our offer ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has made no allowance for working abnormal hours, outside of Monday to Friday 0800 to 1800hrs working, excluding where these constitute a Bank Holidays and should you require such overtime to be worked, then we would charge for any additional costs involved, except where explicitly stated as a consequence.
- 1.4 No allowance is made in our offer for escalation of incentive payments including fall back and condition monies resulting from any industrial dispute of local or national origin, or enhancement of incentive payments emanating from sources outside our control. In these events we shall require to be reimbursed for all such additional payments to our operatives which cannot be related to specific advancement in productivity levels and which are due solely to external influence beyond our control.
- 1.5 No allowance is made in our offer for enforced disruption or suspension of the Works arising from any form of industrial action beyond our control whether in the allied industries or any other local or national stoppage. Should any period of disruption occur or be anticipated, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to negotiate with the Employer the demobilisation of our resources until such time as we may resume normal working. In this event we shall require to be reimbursed for any necessary remobilisation costs and will establish with the Employer any necessary extension to our Contract Period.
- 1.6 Payment, referenced to this offer, shall be made by cheque payable to "ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD" or BACS payment to the account indicated on the invoice.
- 1.7 Our price is exclusive of any allowance for VAT. When payment is made VAT, if appropriate, should be added at the current standard rate.

- 1.8 Accounts will be rendered monthly as the Work proceeds. Payment of accounts without retention or discount is required within **thirty days from date of invoice** interest being chargeable on overdue accounts at **8%** above the Average Base Lending Rate of the four major clearing banks.
- 1.9 Our offer will remain open for acceptance for a period of 30 days from the date on our covering letter. If for any reason ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD is not permitted to commence the Work within 30 days of acceptance of our offer, we reserve the right to re-negotiate the rates.
- 1.10 Any rates quoted or standard schedules included relate to Works within the United Kingdom unless specifically stated to the contrary.
- 1.11 Reports and all other records provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD are private and confidential between the Employer and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and they may not be used or relied upon by any other party without the prior consent of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.12 Title in the reports together with all the information contained therein and all data generated under the contract between ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and the Employer shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD until the Employer has discharged all its obligations under Sections 1.6 to 1.8 inclusive above, whereupon the benefit shall be solely for the Employer, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD assuming no obligations to third parties
- 1.13 Notwithstanding Condition 1.12 above, copyright and all intellectual property rights in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD for the Employer, shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.14 Under no circumstances, shall ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD be liable to the Employer for any indirect or consequential loss suffered by the Employer relying on the information included in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD including (without limitation) loss of profit, loss of contracts or pure economic loss; ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability under this contract is limited to loss or damages to goods or samples of the Employer caused by the proven negligence or breach of contract by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD. Unless otherwise stated liquidated damages under this contract shall be nil.
- 1.15 Where the Employer intends to use any report or information provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, or any report and information becomes involved in litigation, then the Employer will both advise ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD in writing and seek the approval prior to using the report. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to refuse to provide a report for use in litigation.

- 1.16 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD can accept no liability for any damage or the consequence of any damage to mains and services such as cables, pipes, sewers, etc, the positions and nature of which are not clearly indicated in writing to us prior to the commencement of the Work. The rights and obligations under this condition shall be unaffected by any electronic or other searches we have made.
- 1.17 Permission for access and investigation where necessary shall be obtained by the Employer. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, have made no allowance for payment of wayleaves or for reinstatement or for compensation for unavoidable damage. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall charge for any additional costs incurred.
- 1.18 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall require payment at the appropriate hourly rate for all delays due to circumstances beyond our control.
- 1.19 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD liability under any contract for laboratory testing shall be strictly limited to the invoice value of the analyses performed.
- 1.20 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall use all reasonable endeavours to meet quoted completion dates. However, time is not the essence of the contract and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall not be liable in cases of late reporting, however caused, nor shall lateness be deemed to be a breach of contract or an act of negligence.
- 1.21 Testing and/or analysis reports refer only to the actual samples on which testing has been performed. No report shall be read as implying that any sample or mass from which the sample was drawn is fit for any intended purpose unless explicitly stated in writing by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.22 Any contract for consulting services shall be based on the Change as agreed issued by the Institution of Civil Engineers except where they are amended by the conditions herein.
- 1.23 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's total liability under a contract solely for advisory and consulting services shall be limited to one million pounds sterling unless amended by particular contract correspondence.
- 1.24 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability if proven under a contract where no advisory or consulting services have been provided shall be limited to the value of the specific work undertaken for the portion of the works related to the claim.

- 1.25 This offer is made in accordance with the provisions outlined in The Construction (Design and Management) Regulations 1994 under which the contracted Division of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD will act as Contractor or Principal Contractor, as appropriate.
- 1.26 The total liability of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD to the Employer whether as to specie, quantum or duration of liability, is set out in the contract between the Employer and ARMSTRONG-YORK ASBESTOS ENVIRONMENTAL LTD and no other obligations are to be implied into the contract, whether as to the giving of bonds, warranties or guarantees.
- 1.27 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD conducts a strict confidentiality policy which is signed by all staff.
- 1.28 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD Internal/external Documents are controlled within a controlled document system.
- 1.29 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD uses password protection, server back up and access control to all of its computer systems