

**An Asbestos Management Survey with part Refurbishment/Demolition (MA and PA) to
the refurbishment survey to areas affected by kitchen replacement**

**at
2 Wellsway Park
Bath
BA2 2DD**

16368

Survey Carried Out On:	20 August 2018	
Commissioned By:	Daniel Edwards Guinness Partnership The Guinness Partnership 30 Brock Street Regents Place London NW1 3FG	
Date:	24 August 2018	
Our Reference:	J117228	
Surveyed By:	Fiona Williamson	

Presented by:
Pennington Choices Ltd
Clan Works
1a Howard Road
Bromley
Kent
BR1 3QJ
t: 0800 883 0334
e: asbestosadmin@pennington.org.uk
w: www.pennington.org.uk

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1.0 Executive Summary

1.1 Introduction

Pennington Choices Ltd carried out a Management Survey with part Refurbishment/Demolition (MA and PA) to the refurbishment survey to areas affected by kitchen replacement at 2 Wellsway Park. The survey and this subsequent report has been produced in accordance with HSG264 – Asbestos: The Survey Guide, with the layout and content of the report being based on the specific guidance for survey reports contained in section 6 of HSG264.

This survey will report on the Material Assessment (MA) and Priority Assessment (PA)

1.2 Findings

Positive occurrences of asbestos containing materials were identified in the following areas:

Asbestos Containing Materials (ACM's) requiring immediate action on the part of the client

Urgent Items (requiring immediate action on the part of the Client)

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref
There are currently no urgent items.			

Please also refer to section 3.0 and the Asbestos Register.

Other ACM's Identified

Location	Result (asbestos type)	Action	Sample Ref
N/A External (014) External Asbestos Cement (Asbestos Reinforced Composite)	Chrysotile	Manage and Inspect	DV000178 (Sample 6)

Please also refer to section 3.0 and the Asbestos Register.

Non asbestos items (no asbestos detected in sample)

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
N/A First (001) Bathroom Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	DV000173 (Sample 1)
N/A First (002) Bedroom Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000173 (Ref Sample 1)
N/A First (003) Bedroom Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000173 (Ref Sample 1)
N/A First (004) Cupboard Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000173 (Ref Sample 1)
N/A First (005) Bedroom Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000173 (Ref Sample 1)
N/A First (006) Cupboard Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000173 (Ref Sample 1)
N/A First (007) Landing Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	DV000174 (Sample 2)
N/A Ground (009) Kitchen Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	DV000175 (Sample 3)
N/A Ground (009) Kitchen Bitumen Products (Asbestos Reinforced Composite)	No Asbestos Detected	DV000176 (Sample 4)
N/A Ground (010) Lounge Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000175 (Ref Sample 3)

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
N/A Ground (011) Hall Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	DV000177 (Sample 5)
N/A Ground (012) Cupboard Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000177 (Ref Sample 5)
N/A Ground (013) Bathroom Textured Coating (Asbestos Reinforced Composite)	No asbestos detected in visually consistent material	As DV000175 (Ref Sample 3)

Please also refer to section 3.0 and the Asbestos Register.

Rooms/Areas inspected and not found to contain suspicious materials under the scope of this survey

Location (Plan room references in brackets)
N/A First (008) Loft

Please also refer to section 1.4, 3.0 and the Asbestos Register.

1.3 No Access (Whole Areas)

Due to the nature of the survey undertaken and for conditions found on site some rooms were not accessible by us, details of which are set out below

Location	No/Limited Access
	None

Please also refer to 1.4 and the Asbestos Register

1.4 Specific Areas of No or Limited Access

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us were only accessible on a limited basis, details of which are set out below:

General Areas No/Limited Access

Electrical components (fuse boxes, control panels, conduits, other):	Not Applicable
Within flues/chimneys:	Not Applicable
Pipe gaskets/flue pipe seals/air duct seals/gaiters:	Not Applicable
Under non asbestos insulations - pipe, eave:	Not Applicable
Under upper roof covering:	Not Applicable
Behind or through plaster skimmed material due to decorative damage (due to scope):	Limited Access
Within doors/firedoors (due to scope):	Not Applicable
Concealed spaces unknown to the surveyor:	Limited Access
Known floor and/or wall voids e.g. wall cavities (due to scope):	N/A
Above, behind and/or below original decorative features due to listed status:	N/A
Within lift shafts:	N/A
Behind window frames:	N/A
Behind door frames:	N/A
Within undercrofts/ sub-floor ducts:	N/A
Other:	NA

Specific issues

Please also refer to the Asbestos Register in Appendix 2 for specific access issues.

2.0 General Site Information

2.1 Areas included/excluded

Accessible areas with in the scope of survey.

Exclusions include any areas not detailed above.

A survey of the following HSG264 type(s) has been carried out as requested by the client:

Management Survey with part Refurbishment/Demolition (MA and PA) to the refurbishment survey to areas affected by kitchen replacement

Surveys are carried out in accordance with our documented in-house procedure, which is accredited by UKAS as meeting the requirements of ISO17020.

2.2 Safety

The safety of the surveyors, staff, contractors and public has been of paramount importance during the course of the survey. All work has been carried out in accordance with the Health and Safety at Work etc Act 1974 and the Control of Asbestos Regulations 2012.

3.0 Interpretation of Results / Conclusions and Actions

Recommendations have been provided on dealing with asbestos occurrences and are based on guidance contained within the Control of Asbestos Regulations 2012, Approved Codes of Practice and the Health and Safety at Work Act 1974. The terminology for these are categorised and explained as follows:

Manage / Manage and Inspect / Label and Inspect – the ACM is found to be in a good to fair condition and is sufficiently sealed or encapsulated. Note that there is no legal requirement to label ACM's although if it is not the duty holders policy to undertake labelling then the ACMs should be managed according to the management plan which the duty holder has in place.

Encapsulate – the ACM has unsealed areas, is completely raw or has parts of the sealant that has delaminated and the material now has the potential to release fibres. The material itself will require encapsulation with a suitable sealant i.e. ET150 elastomeric paint or a physical barrier will need to be installed, dependant on the likelihood that it will be disturbed.

Remove – the ACM has deteriorated such that encapsulation or enclosing is not a feasible option. Removal of asbestos insulation board (AIB), asbestos insulation and asbestos sprayed coatings will normally require a 14 day notification to the HSE and will need to be undertaken by a licensed contractor.

Prohibit Access – the ACM has deteriorated to such an extent that it has become highly damaged and will require immediate action. This is often but not always reported as debris and is susceptible to high levels of disturbance if access is left permitted to the location where it has been identified. Removal of damaged ACM's and decontamination of debris and surrounding areas will then be required if the area requires accessing in the future.

In this section, when removal is required, we recommend that this be carried out by a licensed contractor under the supervision of a responsible agency in accordance with all current legislation, as detailed in Section 6. Removal of some ACM's do not require a license although a licensed contractor has the knowledge and experience in adopting the appropriate controls to remove and dispose of the ACM safely therefore this approach is used in our recommendations. For further guidance on which asbestos-containing materials do require a licensed contractor, please contact Pennington Choices Ltd or the HSE.

If demolition or refurbishment works are to be carried out which will disturb any of the asbestos identified, then the asbestos should be removed prior to the works, ideally by a licensed contractor under the supervision of a responsible agency in accordance with all current legislation. It is recommended that a Refurbishment Survey or Demolition Survey be carried out prior to these works, as appropriate.

Please also refer to the Asbestos Register in Appendix 2 for specific recommendations.

4.0 UKAS Accreditation

Pennington Choices Ltd is a UKAS (United Kingdom Accreditation Service) accredited laboratory. Strict controls on inspection bodies and laboratories are laid out and monitored by UKAS.

Testing

Pennington Choices Ltd meets the requirements of ISO 17025 for bulk sampling, bulk identification and air sampling and holds the UKAS accreditation number 0630 for testing.

Inspections

Pennington Choices Ltd is accredited as a Type 'C' inspection body meeting the requirements of ISO 17020 and holds the UKAS accreditation number 0179 for asbestos surveys.

5.0 Regulations

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The objective of these regulations is to minimise exposure to asbestos fibres.

Appendix 1

Plans

The plans, while not to scale, provide you with an overview of the layout of the building and will help you to locate any asbestos containing materials that are referenced in the Asbestos Register (Appendix 2). Each room is provided a unique number. Each sample that we have taken also has a unique number. Both cross reference to the Asbestos Register. The plan is marked to show the areas or rooms where asbestos containing materials have been found. The 'Key' which follows this page provides further help in understanding the plans.

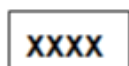
Key for Plans showing Asbestos Locations



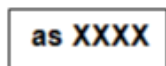
Asbestos identified or presumed or in this room. Refer to Asbestos Register (Appendix 2) for details



Area not accessed



Sample number



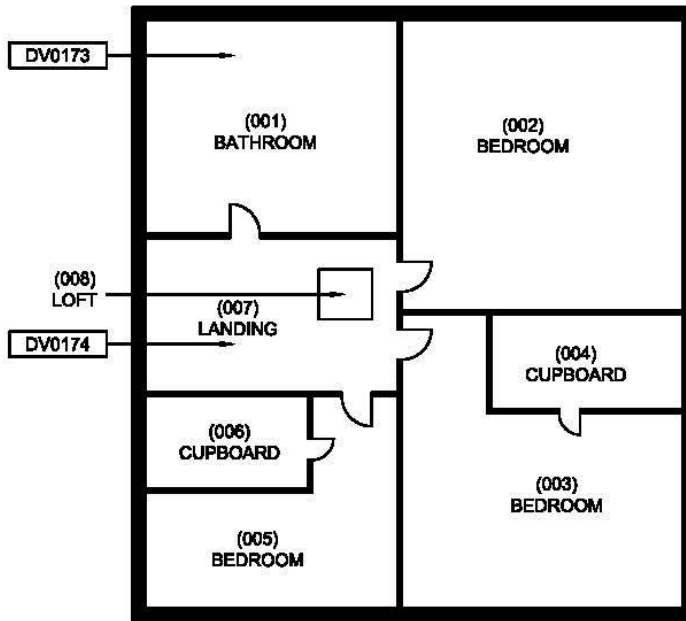
Reference sample number

(001)

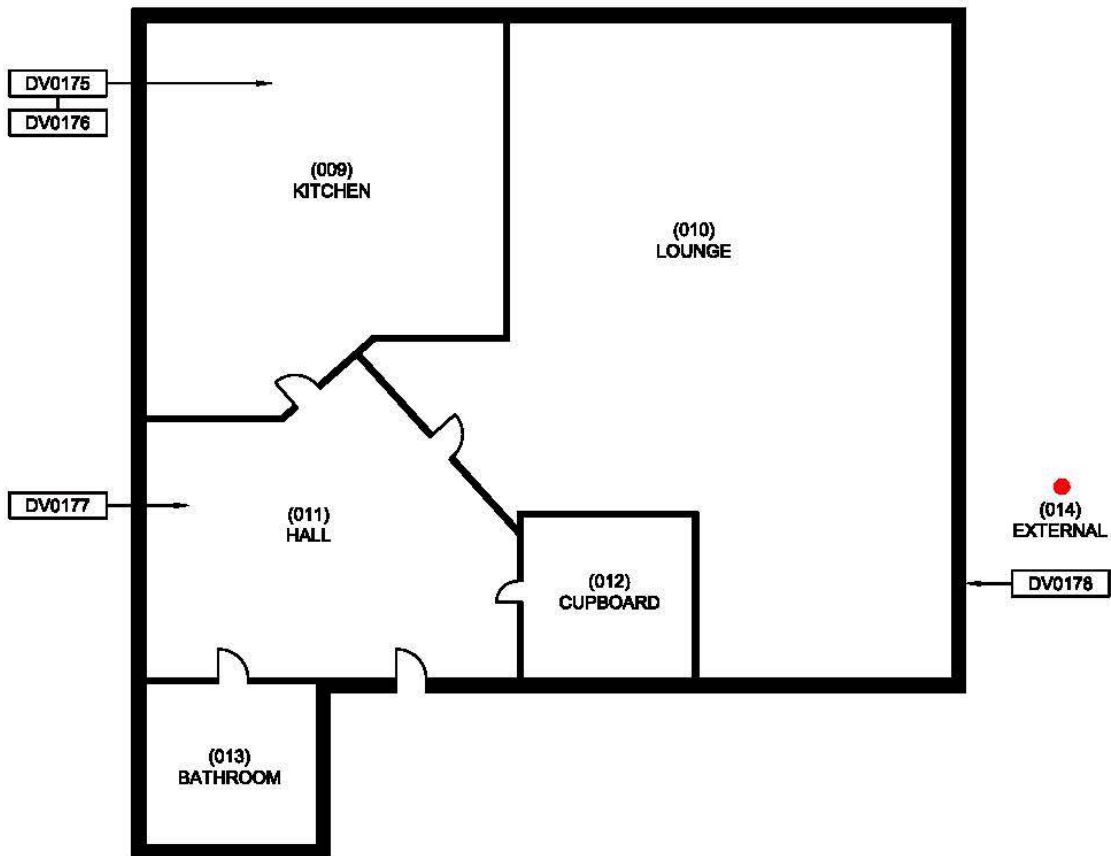
Area Numbering



Presumed Asbestos



FIRST FLOOR



GROUND FLOOR

Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)



Address:

2 Wellsway Park

Drawing Title

Floor Plan

Sketch Drawing
(Not to Scale)

Date:

20-08-2018

Sheet:

1 of 1

Drawing No.:

J117228

Appendix 2

Asbestos Register

The sheets that follow this page constitute the Asbestos Register. Each room or area referenced in the plan (Appendix 1) has a sheet. Where no suspected asbestos was found under the scope of this survey this is recorded, together with general notes detailing stand-out items noted in the area in question e.g. MMMF pipe lagging present. Where asbestos has been identified, is presumed or is referenced to a sample this is recorded with the assessment and recommended actions.

Building: N/A	Floor Level: First	Room Name: (001) Bathroom
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
DV000173 (Sample 1)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance	Frequency of Maintenance		Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Modern linoleum to wood floorboards uPVC window Ceramic sill Wood bath panel - no access behind panel (excessive damage) Plaster boxing adjacent to toilet - no access within boxing (excessive damage) Modern extract fan in ceiling				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: First	Room Name: (002) Bedroom
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000173 (Ref Sample 1)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards uPVC window Wood sill				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: First	Room Name: (003) Bedroom
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000173 (Ref Sample 1)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards uPVC window Wood sill				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: First	Room Name: (004) Cupboard
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000173 (Ref Sample 1)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: First	Room Name: (005) Bedroom
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000173 (Ref Sample 1)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards uPVC window Wood sill				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: First	Room Name: (006) Cupboard
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000173 (Ref Sample 1)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Wood floorboards Modern emersion heater				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: First	Room Name: (007) Landing
Component: Textured Coating (Asbestos Reinforced Composite)		

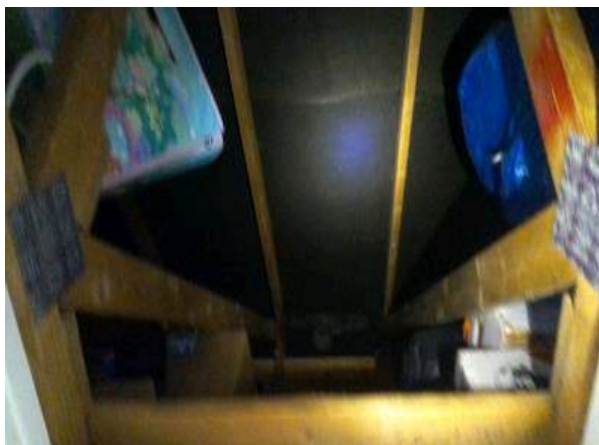


Sample Reference	Asbestos Type	Material	Surface Treatment Score	
DV000174 (Sample 2)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards Polystyrene to plastic loft hatch				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: First	Room Name: (008) Loft
Component: No Asbestos Product Type		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
	No suspect materials			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Modern roof felt Brick walls Plasterboard floor panels MMMF insulation Plastic tank				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: Ground	Room Name: (009) Kitchen
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
DV000175 (Sample 3)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Modern linoleum to wood floorboards uPVC window Ceramic tile sill Sink pad Plasterboard boxing adjacent to window - no access within boxing (excessive damage) Wood panels to void area under cabinets - no access to void area (excessive damage)				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: Ground	Room Name: (009) Kitchen
Component: Bitumen Products (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type		Material	Surface Treatment Score	
DV000176 (Sample 4)	No Asbestos Detected				
Extent of damage	Material Assessment**		Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants		Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance		Priority Assessment	
Recommendations					
Who		What			When
-		No further action required			-
Further Recommendations: None					
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Modern linoleum to wood floorboards uPVC window Ceramic tile sill Sink pad Plasterboard boxing adjacent to window - no access within boxing (excessive damage) Wood panels to void area under cabinets - no access to void area (excessive damage)					

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: Ground	Room Name: (010) Lounge
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000175 (Ref Sample 3)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards uPVC windows and doors Wood sill				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: Ground	Room Name: (011) Hall
Component: Textured Coating (Asbestos Reinforced Composite)		

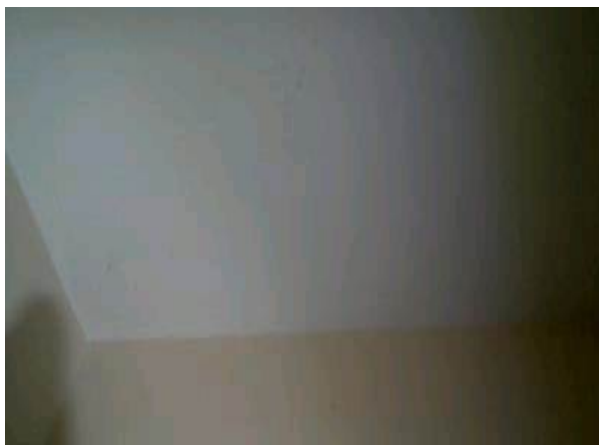


Sample Reference	Asbestos Type	Material	Surface Treatment Score	
DV000177 (Sample 5)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards Wood door				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: Ground	Room Name: (012) Cupboard
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000177 (Ref Sample 5)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: Ground	Room Name: (013) Bathroom
Component: Textured Coating (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DV000175 (Ref Sample 3)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: Textured coating to plasterboard ceiling Plaster to brick and plasterboard walls Carpet to wood floorboards uPVC window Ceramic tile sill Ceramic cistern Modern electrics				

Asbestos Register

Site Address: 2 Wellsway Park, Bath	Ref No. J117228	Date Of Issue 24/08/2018
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Building: N/A	Floor Level: External	Room Name: (014) External
Component: Asbestos Cement (Asbestos Reinforced Composite)		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
DV000178 (Sample 6)	Chrysotile (1)	Cement (1)	1	
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Low Damage (1)	Very Low (4)	1	5m² (1)	0
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
1 (Low disturbance)	0 (None)	3 (Daily)	0 (<1 hour)	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
1 (Low disturbance)		1 (<1 per year)	4	
Recommendations				
Who	What		When	
Competent person	Manage and Inspect		Now and periodically	
Further Recommendations: Cement undercloak to roof and entrance canopy				
General Notes: Modern roof tiles Wood soffits Cement undercloak to roof Modern damp proof course uPVC windows				

This register should only be seen as an overview of the current situation within the areas surveyed under the survey scope.
**Material Assessment (HSG264, 2012) Description refers to materials potential to release asbestos fibres
Asbestos Type Chrysotile (1); Amphibole asbestos excluding crocidolite (2); Crocidolite content (3).
Extent of Damage (Good) None (0); (Low) Scratches, broken edges (1); (Medium) Significant breakage, exposed fibres (2); (High) High damage, visible debris (3).
Surface Treatment Composite materials, floor tiles, bitumen etc (0); Enclosed sprays/lagging, encapsulated AIB, encapsulated asbestos cement, encapsulated textured coating, encapsulated gaskets, encapsulated paper and encapsulated woven/textile (1); Unsealed AIB, encapsulated lagging/sprays, bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile (2); Unsealed lagging/sprays (3).
Material Assessment Scores (potential to release asbestos fibres) 4 or less – Very low; 5-6 – Low; 7-9 – Medium; 10 or more – High
Accessibility Usually inaccessible or unlikely to be disturbed (0); Occasionally likely to be disturbed (1); Easily disturbed (2); Routinely disturbed (3).
Location Outdoors (0); Large rooms or well ventilated areas (1); Rooms up to 100m ² (2); Confined spaces (3).
Extent/Amount Small amounts or items (eg strings, gaskets) (0); =10m ² or =10m pipe run (1); >10m ² to =50m ² or >10m to =50m pipe run (2); >50m ² or >50m pipe run (3)
Where visually consistent material is referenced to an analysed 'No Asbestos Found' sample, this is a visual assessment only. Therefore, further sampling must be requested if further confirmation is required.
This register is not complete without being accompanied by the full report. All written components must be read prior to making any assessments based upon the surveyors' findings.
Priority assessment scores for the following items are included as a courtesy to the client and are not accredited by UKAS . The responsibility for carrying out full and complete priority assessments lies with the client.

Appendix 3

Asbestos Analysis Report J117228

The pages in this appendix contain the laboratory analysis reports of any samples that were taken during the course of this survey. It is a requirement of HSG264 that this certificate is included in the report.

Location of Analysis Laboratory: Clan Works, Bromley, BR1 3QJ

Asbestos Analysis Report

Report No :	J117228	Sample Batch	1-6
Client :	Guinness Partnership	Client Ref:	W 18/19 09
Location :	2 Wellsway Park, Bath, BA2 2DD		
Samples Taken :	20 August 2018	Report Issued:	23 August 2018

Sample No.	Source	Result	Material (see Note (3))
Sample 1	First (001) Bathroom Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	Textured Coating
Sample 2	First (007) Landing Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	Textured Coating
Sample 3	Ground (009) Kitchen Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	Textured Coating
Sample 4	Ground (009) Kitchen Bitumen Products (Asbestos Reinforced Composite)	No Asbestos Detected	Bitumen
Sample 5	Ground (011) Hall Textured Coating (Asbestos Reinforced Composite)	No Asbestos Detected	Textured Coating
Sample 6	External (014) External Asbestos Cement (Asbestos Reinforced Composite)	Chrysotile	Cement

Test Method: Polarised light microscopy; Dispersion staining, in accordance with HSG248

- Note (1):** PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.
- Note (2):** Where PC staff have not taken samples (indicated by "Samples Received" or "Samples Collected"), results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.
- Note (3):** Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.
-

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

ANALYST:



Catalina Lawrence

Appendix 4

Methodology

Survey Scope

Pennington Choices Ltd was commissioned to carry out a management survey (as described in section 2.1) in accordance with HSG264, with the exception of MA surface treatment scores for selected bare materials. Refer to 1.1 for details. The purpose of the management survey was to locate as far as reasonably practicable, the presence and extent of any ACMs in the areas of the building subject to this survey which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

The survey included refurbishment survey to areas affected by kitchen replacement areas only. The aim of the survey is to provide the client with information in order to be able to comply with the Control of Asbestos Regulations 2012.

This survey report is not a management plan but can be used to assist in devising one.

Anyone involved in undertaking remedial works based on information from this document should have a full understanding of the survey scope, report findings and limitations. Advice should be sought from Pennington Choices or a competent third party if any of this is not fully understood prior to the removal of any asbestos containing materials. All extents detailed within this report are approximations and removal contractors should not rely on these extents for costing purposes.

This document should only be seen as an aid in formulating a specification for removals. Advice should be sought from Pennington Choices or a competent third party should a comprehensive specification of works be required.

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations. However, asbestos may be concealed within the structural fabric of a building. This report should therefore only be seen as an overview of the current situation within the buildings requested for surveying.

Property Type

A three bedroom house.

Recommendations

Recommendations have been provided on dealing with asbestos occurrences and are based on the Control of Asbestos Regulations 2012 and Approved Codes of Practice, Health and Safety at Work etc Act 1974, good management practices and known maintenance requirements.

Third Party Rights

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply unless formally contractually documented to the contrary. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

Appendix 5

Caveats

Caveats

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations within an unfamiliar building. However, asbestos may be concealed within the structural fabric of a building, which only major refurbishment or full demolition will bring to light, therefore PC cannot guarantee that all asbestos materials have been identified and survey results are definitive.

It should be assumed that all electrical boxes contain asbestos components unless the equipment was inspected during the survey and none was found. If electrical work or other work that will disturb the electrical boxes were to be carried out, it would be prudent to isolate the supply and a competent person investigate the equipment once certified as safe. If asbestos is identified then it should be removed in accordance with current Health and Safety and Asbestos legislation prior to any works being undertaken.

Due to conditions found on site, certain areas could not be accessed. It should be assumed that all materials subsequently found in areas not accessible contain asbestos unless proven otherwise.

It should be noted that non-asbestos lagging in good condition was not removed to inspect metal surfaces as this was beyond the scope of the survey. However it would be prudent to remove this during any environmental cleaning and residue removal works. This would ensure that there is no latent asbestos residue or debris, which may be present or have contaminated the non-asbestos lagging.

Unless agreed in advance, where suspected asbestos containing materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.

Unless arranged with the client, the accessing of voids or high level areas which would require the use of specially trained personnel or access equipment would not have been undertaken. These areas should therefore be presumed to contain asbestos until access arrangements can be made.

Unless full unhindered access has been made available to all areas within the survey scope, limitations would have to be applied. Where necessary, details of these are provided in the survey notes of appendix 2 (asbestos register).

Random dust and debris sampling or sampling to confirm contamination from previous poor asbestos removals have not been carried out unless specifically instructed by the client. As per company policy, dust and debris sampling is only undertaken where there is a known source.

This survey does not constitute a contaminated land investigation to the surrounding areas of the buildings within the survey scope.

No responsibility can be accepted by Pennington Choices for the non-systemic or ad-hoc use of asbestos or the presence of asbestos in stored or portable items.

Where samples have been taken of textured coatings, the identification of materials beneath the layer of textured coating is restricted to the specific sample point locations. Due to the unlikelihood of ACM's to be present in paint and plaster, the sampling of these materials have not been undertaken unless specifically requested by the client.

Appendix 6

Priority Assessment Algorithm

Assessment factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, gaskets)
	1	≤10 m ² or ≤10 m pipe run.
	2	>10 m ² to ≤50 m ² or >10 m to ≤50 m pipe run
	3	>50 m ² or >50 m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabbling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

Appendix 7

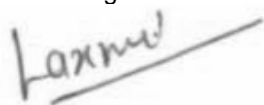
Quality Audit

Prior to this report being issued it will have been reviewed by a number of people as part of our documented quality management systems. The following page confirms that this was undertaken and by whom.

Report Number J117228

**2 Wellsway Park
Bath
BA2 2DD**

Report Author: Laxmi Singh



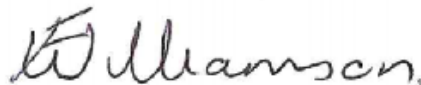
Date: 24 August 2018

Report Reviewer: David Peatfield



Date: 28 August 2018

Lead Surveyor: Fiona Williamson



Date: 28 August 2018

This survey was carried out in accordance with our UKAS accreditation and ISO 17020.