


**An Asbestos Management Survey (MA & PA) at
11 CHELSCOMBE, BATH, SOMERSET
BA1 4DA**

Commissioned By:	South Voids Guinness Partnership The Guinness Partnership 30 Brock Street Regents Place London NW1 3FG	
Survey Conducted:	21 October 2022	
Date of approval:	25 Oct 2022	
Our Reference:	J295772	
Surveyed By:	Fiona Williamson	
UPRN:	13199	
Scope of Works:	Management survey to all accessible areas of the property.	
Requested By:		

Presented by:
Clan Works
1A Howard Road
Bromley
Kent
BR1 3QJ

t: 0800 883 0334
e: asbestosadmin@pennington.org.uk
w: www.pennington.org.uk

Contents

1.0 Executive Summary	3
2.0 General Site and Survey Information	11
3.0 Interpretation of Recommendations / Actions	12
4.0 Actions and Conclusions	13
5.0 UKAS Accreditation	13

Appendices

Plans	Appendix 1
Asbestos Register	Appendix 2
Asbestos Analysis Report	Appendix 3
Limitations	Appendix 4
Standard Assessment Scores	Appendix 5
Quality Audit	Appendix 6

1.0 Executive Summary

1.1 Introduction

Pennington Choices Ltd carried out an Asbestos Management Survey (MA & PA) at VOID 11 Chelscombe. The survey and this report are in accordance with HSG264 – Asbestos: The Survey Guide.

The scope of works for this survey is as follows:

Management survey to all accessible areas of the property.

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.

This survey report includes Material Assessment (MA) of identified asbestos containing materials and Priority Assessment (PA) for the areas where the asbestos containing materials have been located.

Our surveyor has determined the property type as follows:

One bedroom bungalow

The estimated building age is:

1980s

The construction type is described as follows:

Brick

1.2 Summary of Findings

The findings of the survey are summarised in the tables below:

Urgent Asbestos Containing Materials (IMMEDIATE ACTION REQUIRED)

These are identified or presumed asbestos-containing materials that could pose an immediate risk of exposure to individuals.

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
11 Chelscombe Ground (002) Hall Replacement bitumen backed brown floor tiles to concrete floor	Chrysotile	Remove	FW008061	2m ²

Other Asbestos Containing Materials

These are identified or presumed asbestos-containing materials, which require action or ongoing management.

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
11 Chelscombe Ground (001) Bedroom Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	FW008057	14m ²
11 Chelscombe Ground (001) Bedroom Bitumen backed brown floor tiles to concrete floor	Chrysotile	Manage and Inspect	FW008058	11m ²
11 Chelscombe Ground (001) Bedroom Replacement bitumen backed beige floor tiles to concrete floor	Chrysotile	Manage and Inspect	FW008059	3m ²
11 Chelscombe Ground (002) Hall Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	As FW008057	8m ²
11 Chelscombe Ground (002) Hall Bitumen backed tan floor tiles to concrete floor	Chrysotile	Manage and Inspect	FW008060	6m ²
11 Chelscombe Ground (003) Bathroom Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	As FW008057	6m ²
11 Chelscombe Ground (004) Lounge Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	As FW008057	15m ²
11 Chelscombe Ground (004) Lounge Bitumen backed brown floor tiles to concrete floor	Chrysotile	Manage and Inspect	As FW008058	15m ²

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
11 Chelscombe Ground (005) Kitchen Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	FW008062	9m ²
11 Chelscombe Ground (005) Kitchen Bitumen backed brown floor tiles to concrete floor (under modern linoleum).	Chrysotile	Manage and Inspect	As FW008058	9m ²
11 Chelscombe Ground (006) Cupboard Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	FW008063	1.5m ²
11 Chelscombe External (009) External Cement board undercloak to pitch roof section	Crocidolite	Manage and Inspect	Presumed	5lm

Non asbestos items (no asbestos detected in sample)

These are materials which have been identified by sample analysis as non-asbestos, or are visually consistent with non-asbestos sampled materials.

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

Areas inspected and found not to contain asbestos materials

These are areas that have been accessed and inspected, in accordance with the scope of works and no asbestos materials have been identified. However, access limitations within these areas may apply and, if so, are detailed in the Asbestos Register.

Location (Plan room references in brackets)
11 Chelscombe Ground (007) Cupboard
11 Chelscombe Roof Void (008) Loft

1.3 No Access Areas

The following is a list of areas which fall within the scope of the survey but were not able to be accessed:

Location	No/Limited Access
None	

Individual areas of limited access will be defined within the rooms notes of the areas where the limitation occurred.

1.4 General limitations

Other parts or components of the building were not accessible or 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):	Not applicable
Within doors/firedoors (due to scope):	Not applicable
Concealed spaces unknown to the surveyor:	N/A
Known floor and/or wall voids e.g. wall cavities (due to scope):	Not applicable
Above, behind and/or below original decorative features due to listed status:	Not applicable
Within lift shafts:	Not applicable
Behind window frames:	Not applicable
Behind door frames:	Not applicable
Within undercrofts/ sub-floor ducts:	Not applicable
Other:	
N/A	

Specific Access Limitations

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

2.0 General Site and Survey Information

2.1 Survey Details

Key details of the site, client, surveyors, scope of works, survey type and dates of the survey are located on the front cover page of this report.

The survey was conducted in accordance with HSG264 and our UKAS accredited Surveying Quality Manual Technical Procedures and other internal procedures.

2.2 Use of this survey report

This report should be read in full.

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.

This survey is not suitable for use prior to any refurbishment or demolition works and an appropriate survey should be commissioned prior to undertaking any works which are likely to disturb the fabric of the building.

Anyone using this document should have a full understanding of the survey scope, the report findings and its limitations. Should any part of this report not be fully understood, advice should be sought from Pennington Choices or a competent third party prior to the undertaking of any works.

All extents detailed within this report are approximations and removal contractors should not rely on these extents for costing purposes. This report is not to be used in isolation as a scope of works for remediation.

The risk ratings used for Priority Risk Assessments are based on the information available to the surveyor at the time of the inspection and it is the duty holders responsibility to check and confirm those findings before inclusion within their asbestos management plan. The duty holder would have to re-calculate these risk scores and re-evaluate the management option for any ACM's affected by building or room use changes.

2.3 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. 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.

3.0 Definition of Recommended Actions

Recommendations on dealing with asbestos occurrences have been provided and are based on guidance and information contained within HSG264: The Asbestos Survey Guide, 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 – 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. Re-inspection of asbestos containing materials should generally be conducted by a competent person on at least an annual basis and for higher risk materials consideration should be given for a more frequent basis.

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 – 'Remove' will be the default recommendation for all asbestos items in Refurbishment surveys and Demolition Surveys or in any management survey where 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.

Remediate in line with refurbishment scope – the ACM is located in an area that may be disturbed during the scope of the proposed works. The material should be subject to a risk assessment and remediated accordingly to ensure it is not disturbed during works. If it is deemed that it can be left in situ, the material should be managed as previously detailed.

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.

Use of Licensed Contractors – Remediation 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.

Recommendations detailed within the asbestos register are based upon the surveyors on assessments and interpretations made at the time of the survey.

4.0 Actions and Conclusions

Please refer to the tables in the Summary of Findings section within the Executive Summary (Section 1.0).

Where asbestos containing materials have been identified, specific actions have been detailed and these are fully explained in Section 3.0. Detailed information, general notes, photographs and scoring are all to be found in the Asbestos Register in Appendix 2.

If no asbestos items have been positively identified in this survey, it should still be presumed that any 'No Access' or 'Limited Access' areas or components do contain asbestos until further inspection has been carried out.

The prioritisation of actions is the responsibility of the duty holder. If Priority Assessments have not already been completed, further information on how to conduct these can be found in HSG 227 - A Comprehensive Guide to Managing Asbestos in Premises.

5.0 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.

Priority Assessment Scores

Pennington Choices Ltd is accredited for priority assessment scoring where applicable. This is a support service, conducted following consultation with the duty holder and the ultimate responsibility for the management of asbestos within the premises lies with the duty holder

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.

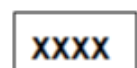
Key for Plans showing Asbestos Locations



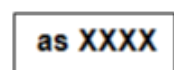
Asbestos identified or presumed or in this room. Refer to Asbestos Register (Appendix 2) for details



Area not accessed



Sample number



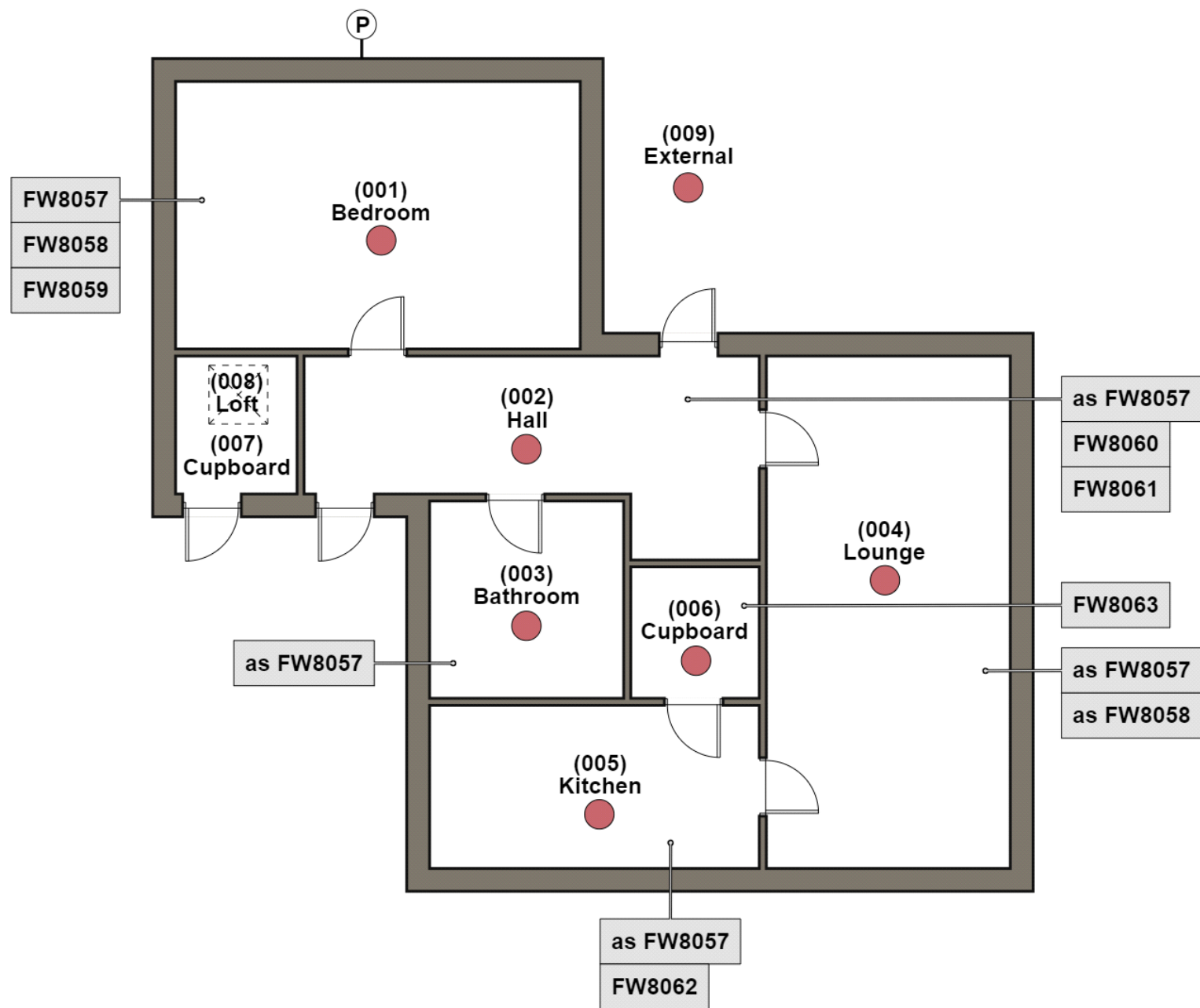
Reference sample number


(001)

Area Numbering



Presumed Asbestos



Client
Guinness Partnership
Job Number:
J295772
Site:
VOID 11 Chelscombe, Bath, Somerset
BA1 4DA
UPRN:
13199
Title:
Floor Plan
Drawing:
Drawing 1 of 1
Building:
11 Chelscombe
Floor:
Ground
Date:
21 October 2022
Revision:
1
Surveyor(s):
Fiona Williamson
Scale: not to scale
 PENNINGTON CHOICES
www.pennington.org.uk/

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.

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
	Page 1 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-1
Room Name:	(001) Bedroom				
Sample Ref:	FW008057				
Component:	Textured coating to plasterboard ceiling				
Extent:	14m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
2 (10m ² - 50m ² or 10m - 50m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
3 (>6 hours)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		7

RISK ASSESSMENT TOTAL SCORE (MA+PA)	11
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Bitumen backed brown and beige floor tiles to concrete floor. uPVC windows and uPVC over wooden sills. Metal grill in floor - no access behind grill (excessive damage). Wooden header panel above door to hall. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset		Ref No. J295772	Date Of Issue 25/10/2022
		Page 2 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-2
Room Name:	(001) Bedroom				
Sample Ref:	FW008058				
Component:	Bitumen backed brown floor tiles to concrete floor				
Extent:	11m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Floor Tile + Bitumen Backing (1)	Low Damage (1)	0
Asbestos Type	Material Assessment Score (MA)	Very Low (3)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	3
Extent Score	No. of occupants	Frequency of Use
2 (10m ² - 50m ² or 10m - 50m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
3 (>6 hours)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		8

RISK ASSESSMENT TOTAL SCORE (MA+PA)	11
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Bitumen backed brown and beige floor tiles to concrete floor. uPVC windows and uPVC over wooden sills. Metal grill in floor - no access behind grill (excessive damage). Wooden header panel above door to hall. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
	Page 3 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-3
Room Name:	(001) Bedroom				
Sample Ref:	FW008059				
Component:	Replacement bitumen backed beige floor tiles to concrete floor				
Extent:	3m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Floor Tile + Bitumen Backing (1)	Low Damage (1)	0
Asbestos Type	Material Assessment Score (MA)	Very Low (3)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	3
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
3 (>6 hours)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		7

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Bitumen backed brown and beige floor tiles to concrete floor. uPVC windows and uPVC over wooden sills. Metal grill in floor - no access behind grill (excessive damage). Wooden header panel above door to hall. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset		Ref No. J295772	Date Of Issue 25/10/2022
		Page 4 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-4
Room Name:	(002) Hall				
Sample Ref:	As FW008057				
Component:	Textured coating to plasterboard ceiling				
Extent:	8m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Wooden rear wall panel to alcove. Bitumen backed tan and brown floor tiles to concrete floor. Modern linoleum to wooden panel in alcove - no access behind wooden panel (excessive damage). uPVC front and rear doors. Wooden panel to rear of modern electrics on wall. Wooden panels to left and right hand side walls to alcove - no access behind panels (excessive damage). Wooden header panels above doors to bedroom and bathroom. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset		Ref No. J295772	Date Of Issue 25/10/2022
		Page 5 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-5
Room Name:	(002) Hall				
Sample Ref:	FW008060				
Component:	Bitumen backed tan floor tiles to concrete floor				
Extent:	6m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Floor Tile + Bitumen Backing (1)	Low Damage (1)	0
Asbestos Type	Material Assessment Score (MA)	Very Low (3)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	3
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	9
--	----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Wooden rear wall panel to alcove. Bitumen backed tan and brown floor tiles to concrete floor. Modern linoleum to wooden panel in alcove - no access behind wooden panel (excessive damage). uPVC front and rear doors. Wooden panel to rear of modern electrics on wall. Wooden panels to left and right hand side walls to alcove - no access behind panels (excessive damage). Wooden header panels above doors to bedroom and bathroom. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No.	Date Of Issue
	J295772	25/10/2022
	Page 6 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-6
Room Name:	(002) Hall				
Sample Ref:	FW008061				
Component:	Replacement bitumen backed brown floor tiles to concrete floor				
Extent:	2m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Floor Tile + Bitumen Backing (1)	High Damage (3)	0
Asbestos Type	Material Assessment Score (MA)	Low (5)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	3
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	11
--	-----------

Conclusions and Actions	
Recommendation:	Remove
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Wooden rear wall panel to alcove. Bitumen backed tan and brown floor tiles to concrete floor. Modern linoleum to wooden panel in alcove - no access behind wooden panel (excessive damage). uPVC front and rear doors. Wooden panel to rear of modern electrics on wall. Wooden panels to left and right hand side walls to alcove - no access behind panels (excessive damage). Wooden header panels above doors to bedroom and bathroom. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset		Ref No. J295772	Date Of Issue 25/10/2022
		Page 7 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-7
Room Name:	(003) Bathroom				
Sample Ref:	As FW008057				
Component:	Textured coating to plasterboard ceiling				
Extent:	6m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Modern linoleum to floor - no access under modern linoleum (excessive damage). Wooden boxing behind sink - no access within boxing (excessive damage). Wooden bath panel - no access behind bath panel (excessive damage). Ceramic cistern. uPVC window and uPVC window over wooden sill. Wooden header panel above door to hall. Modern heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
Page 8 of 16		

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-8
Room Name:	(004) Lounge				
Sample Ref:	As FW008057				
Component:	Textured coating to plasterboard ceiling				
Extent:	15m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
2 (10m ² - 50m ² or 10m - 50m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
2 (3 to 6 hours)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Bitumen backed brown floor tiles to concrete floor. uPVC windows and uPVC over wooden sills. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
	Page 9 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-9
Room Name:	(004) Lounge				
Sample Ref:	As FW008058				
Component:	Bitumen backed brown floor tiles to concrete floor				
Extent:	15m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Floor Tile + Bitumen Backing (1)	Low Damage (1)	0
Asbestos Type	Material Assessment Score (MA)	Very Low (3)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	3
Extent Score	No. of occupants	Frequency of Use
2 (10m ² - 50m ² or 10m - 50m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
2 (3 to 6 hours)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		7

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Bitumen backed brown floor tiles to concrete floor. uPVC windows and uPVC over wooden sills. Modern storage heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
	Page 10 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-10
Room Name:	(005) Kitchen				
Sample Ref:	FW008062				
Component:	Textured coating to plasterboard ceiling				
Extent:	9m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
1 (1 to 3 hours)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Bitumen backed brown floor tiles to concrete floor (under modern linoleum). Modern sink pad. uPVC window and sill. Modern heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
	Page 11 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-12
Room Name:	(005) Kitchen				
Sample Ref:	As FW008058				
Component:	Bitumen backed brown floor tiles to concrete floor (under modern linoleum).				
Extent:	9m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Floor Tile + Bitumen Backing (1)	Low Damage (1)	0
Asbestos Type	Material Assessment Score (MA)	Very Low (3)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	2
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
1 (1 to 3 hours)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	9
--	----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick walls. Bitumen backed brown floor tiles to concrete floor (under modern linoleum). Modern sink pad. uPVC window and sill. Modern heater on wall.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
	Page 12 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-11
Room Name:	(006) Cupboard				
Sample Ref:	FW008063				
Component:	Textured coating to plasterboard ceiling				
Extent:	1.5m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		5

RISK ASSESSMENT TOTAL SCORE (MA+PA)	9
--	----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick left and right hand side walls. Wooden rear wall. Wooden boxing to floor no access within boxing (excessive damage). Metal grill in wooden panel below door - no access behind panel (excessive damage). Modern immersion heater.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset	Ref No. J295772	Date Of Issue 25/10/2022
	Page 13 of 16	

Building:	11 Chelscombe	Floor Level:	Ground	Item Ref:	J295772-13
Room Name:	(007) Cupboard				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
--	--

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Plasterboard ceiling. Breeze block walls. Concrete floor. Wooden door.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset		Ref No. J295772	Date Of Issue 25/10/2022
		Page 14 of 16	

Building:	11 Chelscombe	Floor Level:	Roof Void	Item Ref:	J295772-14
Room Name:	(008) Loft				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
-------------------------------------	--

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Breeze block walls. Plasterboard floor panels. MMMF insulation. Wooden loft hatch access panel.	

Asbestos Register

Site Address: VOID 11 Chelscombe, Bath, Somerset		Ref No. J295772	Date Of Issue 25/10/2022
		Page 15 of 16	

Building:	11 Chelscombe	Floor Level:	External	Item Ref:	J295772-15
Room Name:	(009) External				
Sample Ref:	Presumed				
Component:	Cement board undercloak to pitch roof section				
Extent:	5lm				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Cement (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Low (6)
Crocidolite (3)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	0	0
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	0 (Minor disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		4

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
--	-----------

Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Modern roof tiles. uPVC fascias. Plastic drainpipes and guttering. Cement board undercloak to pitch roof section. Modern roof covering over flat roof section. uPVC windows and sills. uPVC front and rear doors	

This register should only be seen as an overview of the current situation within the areas surveyed. A refurbishment or demolition survey should be undertaken prior to any refurbishment or demolition. The survey was a management survey (HSG264), destructive surveying techniques were outside the scope of the survey and further investigation of suspicious materials should be undertaken if discovered.

Material Assessment (HSG264, 2012)

Description refers to materials potential to release asbestos fibres

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. All positive incidents of asbestos are recommended to be labelled if to be left in place and not removed during refurbishment works.

Please note the Priority Assessment scores for each item have been determined via consultation with the duty holder or their representative. Where the duty holder or their representative is not available then the standard scoring template has been utilised as per appendix 6 of this report.

The recommendations within the conclusions and actions section of the asbestos register are based upon the surveyors own observations made at the time of survey

Management and remedial actions

HIGH RISK (A) 19 Points or more with Priority Assessment, 10 points or more with only the Material Assessment.

This is the highest level category and warrants urgent action because the asbestos is likely to be damaged, friable and may be in a position likely to cause an exposure to occupiers. In most cases it will be necessary to prevent access or occupation with immediate effect. If access to the area is required in the future, then plans should be made for remediation. This category will normally require removal of the asbestos item, however, under certain circumstances - encapsulation or repair may be possible.

MEDIUM RISK (B) 13-18 Points with Priority Assessment, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre-release to occupiers. Remediation of the asbestos item will normally be required, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be adopted.

LOW RISK (C) 9-12 Points with Priority Assessment, 5-6 points with only the Material Assessment.

This category indicates that there is a low risk from the material or/and there is a low possibility of accessing the asbestos. Normal management procedures should be adopted.

VERY LOW RISK (D) 1-8 Points with Priority Assessment, 1-4 points with only the Material Assessment.

This category indicates that there is a very low risk from the asbestos. Normal management procedures should still be adopted.

NO RISK (N/A) 0 points

No action necessary - the item is not asbestos.

Appendix 3

Asbestos Analysis Report J295772

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.

Asbestos Analysis Report

Report No :	J295772	Sample Batch	1-7
Client :	Guinness Partnership	Client Ref:	5211008/1
Location :	VOID 11 Chelscombe, Bath, Somerset, BA1 4DA		
Samples received :	21 October 2022	Report Issued:	25 October 2022
Samples taken by:	Fiona Williamson		

Sample No.	Source	Result	Material (see Note(3))
FW008057	Ground (001) Bedroom Textured coating to plasterboard ceiling	Chrysotile	Textured Coating
FW008058	Ground (001) Bedroom Bitumen backed brown floor tiles to concrete floor	Chrysotile	Floor Tile + Bitumen Backing
FW008059	Ground (001) Bedroom Replacement bitumen backed beige floor tiles to concrete floor	Chrysotile	Floor Tile + Bitumen Backing
FW008060	Ground (002) Hall Bitumen backed tan floor tiles to concrete floor	Chrysotile	Floor Tile + Bitumen Backing
FW008061	Ground (002) Hall Replacement bitumen backed brown floor tiles to concrete floor	Chrysotile	Floor Tile + Bitumen Backing
FW008062	Ground (005) Kitchen Textured coating to plasterboard ceiling	Chrysotile	Textured Coating
FW008063	Ground (006) Cupboard Textured coating to plasterboard ceiling	Chrysotile	Textured Coating

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, 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.

Note (4): This report cannot be reproduced except in full without prior authorisation from the laboratory

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

ANALYST:



Maria Garcia Fernandez

Appendix 4

Limitations

Limitations

All reasonable efforts were made during the survey to identify and establish the presence of asbestos containing materials and their locations. 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. A competent person present at specific points of the demolition process to perform a 'watching brief' may help identify any further asbestos containing materials.

It should be assumed that all electrical installations contain asbestos components unless the equipment was inspected during the survey and none was found. If work that will disturb the electrical installations is to be carried out, it would be prudent to isolate the supply and a competent person investigate the equipment when safe.

Any areas outside the scope of this survey or inaccessible at the time of the survey should be assumed to contain asbestos-containing materials until proven otherwise by a competent person.

Where non-asbestos insulation materials are present to pipework and plant, due to hot surfaces and the potential spread of contamination, it is not deemed practicable to fully inspect pipe surfaces for residual asbestos insulations.

Unless agreed in advance of the survey, no access has been gained beyond materials suspected to contain asbestos at the time of the survey. Such access may require additional control measures which fall outside the scope of this survey.

Unless arranged with the client, the accessing of voids or high level areas (above 2.5 meters) 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 and evident 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 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 5

Standard Assessment Scores

In the absence of duty holder information to complete priority risk assessments, the standard scores listed here will be utilised.

Sample Variable	Score	Example of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/deterioration	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, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Total Score		Sum of the above scores

Assessment factor	Score	Example of scores
Normal occupant activity		
Main type of activity in area	0	Rare disturbance (e.g. little used store room)
	1	Low disturbance (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ASM's)
	3	High levels of disturbance (e.g. 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 100m 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 (e.g. strings, gaskets)
	1	<10m ² or <10m pipe run
	2	>10m ² to <50m ² or >10m to <50m pipe run
	3	>50m ² or >50m pipe run

Assessment factor	Score	Example of scores
Human exposure potential		
Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
Frequency of use of areas	0 1 2 3	Infrequent Monthly Weekly Daily
Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity		
Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling tiles to access a valve) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for cabling works)
Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance <1 per year >1 per year >1 per month

Appendix 6

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 J295772

**VOID 11 Chelscombe
Bath
Somerset
BA1 4DA**

Report Author: Sam Clouter

Report Writer QA Administrator



Date: 25 October 2022

Report Reviewer: Sam Clouter

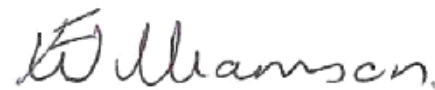
Report Writer QA Administrator



Date: 25 October 2022

Lead Surveyor: Fiona Williamson

Asbestos Surveyor



Date: 25 October 2022

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