


**An Asbestos Management Survey (MA & PA) at  
24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon  
BA2 1ND**

<b>Commissioned By:</b>	<b>Daniel Edwards Guinness Partnership The Guinness Partnership 30 Brock Street Regents Place London NW1 3FG</b>	
<b>Survey Conducted:</b>	<b>11 February 2020</b>	
<b>Date of approval:</b>	<b>13 Feb 2020</b>	
<b>Our Reference:</b>	<b>J191665</b>	
<b>Surveyed By:</b>	<b>Fiona Williamson</b>	
<b>UPRN:</b>	<b>13482</b>	
<b>Scope of Works:</b>	<b>Management survey to all accessible areas of the property.</b>	

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 <p><b>UKAS</b> TESTING 0630</p>	 <p><b>UKAS</b> INSPECTION 0179</p>	 <p><b>GAS safe</b> MEMBER</p>		 <p><b>constructionline</b></p>		 <p>Registered Course Provider <b>British Occupational Hygiene Society</b> Working for a healthier workplace Registered Course Provider</p>	

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## 1.0 Executive Summary

### 1.1 Introduction

Pennington Choices Ltd carried out an Asbestos Management Survey (MA & PA) at VOID 24 Avondown House. 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 flat

The estimated building age is:

1980's

The construction type is described as follows:

Brick built flat with hardboard floors and plasterboard ceilings

## 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
There are currently no urgent items.			

### 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
24 Avondown House Ground (001) Cupboard Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	FW002590 (Sample 1)
24 Avondown House Ground (002) Bedroom Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	As FW002590 (Ref Sample 1)
24 Avondown House Ground (003) Lounge Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	As FW002590 (Ref Sample 1)
24 Avondown House Ground (004) Hall Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	FW002591 (Sample 2)
24 Avondown House Ground (006) Kitchen Textured coating to plasterboard ceiling and bixing below ceiling	Chrysotile	Manage and Inspect	As FW002591 (Ref Sample 2)

### 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)
24 Avondown House Ground (005) Bathroom

### 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:	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:	
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.*

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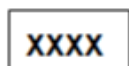
**Key for Plans showing Asbestos Locations**



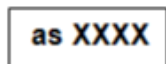
Asbestos identified or presumed or in this room. Refer to Asbestos Register (Appendix 2) for details



Area not accessed



Sample number



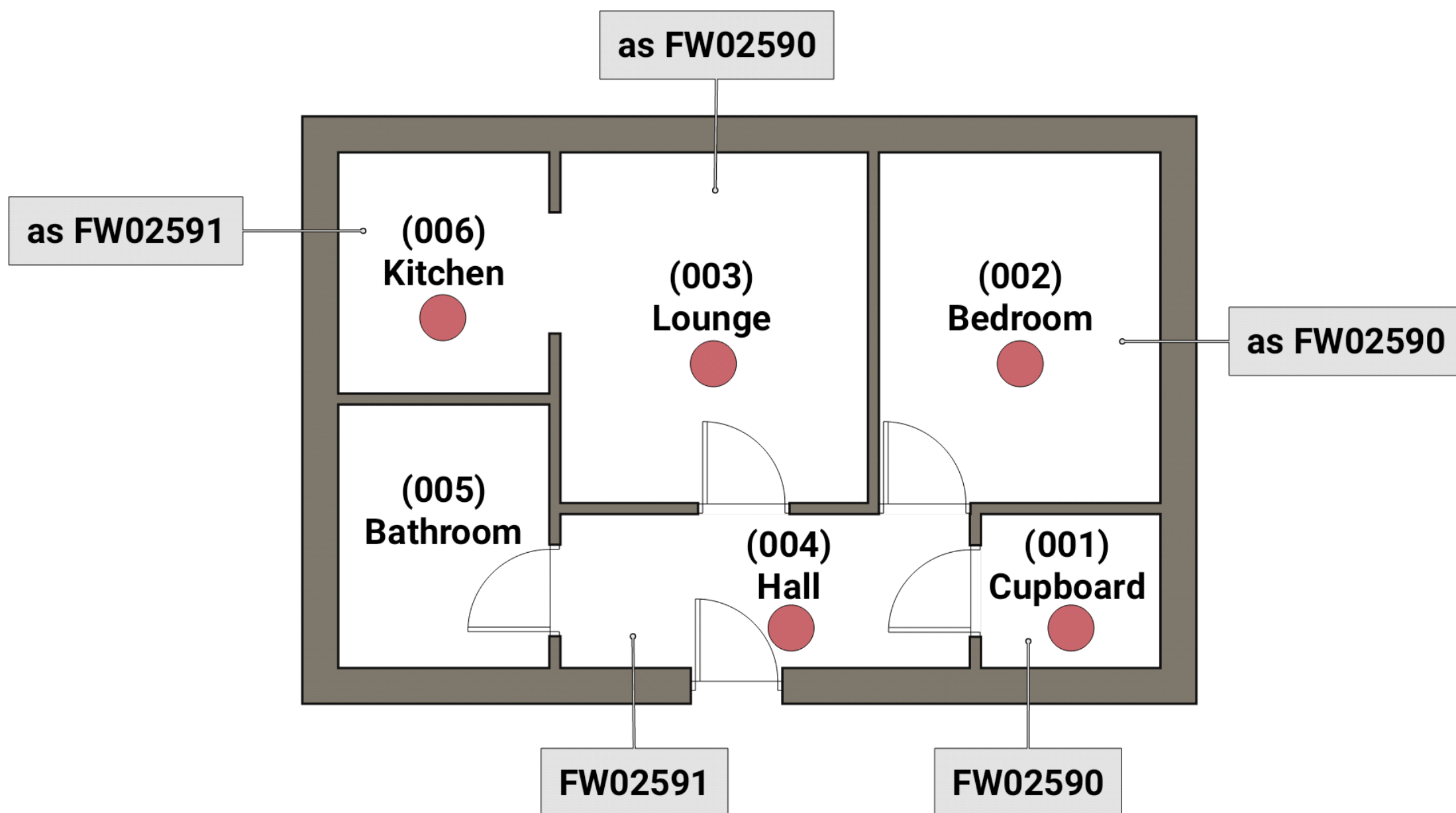
Reference sample number


**(001)**

Area Numbering



Presumed Asbestos



Client
Guinness Partnership
Job Number:
J191665
Site:
VOID 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon
BA2 1ND
UPRN:
13482
Title:
Floor Plan
Drawing:
Drawing 1 of 1
Building:
24 Avondown House
Floor:
Ground
Date:
11 February 2020
Revision:
1
Surveyor(s):
Fiona Williamson
Scale: not to scale
 PENNINGTON CHOICES <a href="http://www.pennington.org.uk/">www.pennington.org.uk/</a>

## 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 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon	Ref No. J191665	Date Of Issue 13/02/2020
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<b>Building:</b>	24 Avondown House	<b>Floor Level:</b>	Ground	<b>Item Ref:</b>	J191665-1
<b>Room Name:</b>	(001) Cupboard				
<b>Sample Ref:</b>	FW002590 (Sample 1)				
<b>Component:</b>	Textured coating to plasterboard ceiling				



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 / amount	No. of occupants	Frequency of Use
5m² (1)	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

<b>RISK ASSESSMENT TOTAL SCORE (MA+PA)</b>	<b>9</b>
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Conclusions and Actions	
<b>Recommendation:</b>	Manage and Inspect
<b>Further Information:</b>	None
<b>General Notes:</b> Textured coating to plasterboard ceiling. Plaster to brick walls. Carpet to hardboard floor. Wooden access panel in plasterboard boxing - no access within boxing (excessive damage). Modern electrics.	

# Asbestos Register

Site Address: VOID 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon		Ref No. J191665	Date Of Issue 13/02/2020
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<b>Building:</b>	24 Avondown House	<b>Floor Level:</b>	Ground	<b>Item Ref:</b>	J191665-2
<b>Room Name:</b>	(002) Bedroom				
<b>Sample Ref:</b>	As FW002590 (Ref Sample 1)				
<b>Component:</b>	Textured coating to plasterboard ceiling				



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 / amount	No. of occupants	Frequency of Use
12m <sup>2</sup> (2)	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

<b>RISK ASSESSMENT TOTAL SCORE (MA+PA)</b>	<b>11</b>
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Conclusions and Actions	
<b>Recommendation:</b>	Manage and Inspect
<b>Further Information:</b>	None
<b>General Notes:</b> Textured coating to plasterboard ceiling. Plaster to brick walls. Carpet to hardboard floor. Plasterboard boxing to left hand side of window - no access within boxing (excessive damage). Wooden window and sill. Modern radiator.	

# Asbestos Register

Site Address: VOID 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon	Ref No. J191665	Date Of Issue 13/02/2020
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<b>Building:</b>	24 Avondown House	<b>Floor Level:</b>	Ground	<b>Item Ref:</b>	<b>J191665-3</b>
<b>Room Name:</b>	(003) Lounge				
<b>Sample Ref:</b>	As FW002590 (Ref Sample 1)				
<b>Component:</b>	Textured coating to plasterboard ceiling				



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 / amount	No. of occupants	Frequency of Use
14m <sup>2</sup> (2)	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

<b>RISK ASSESSMENT TOTAL SCORE (MA+PA)</b>	<b>10</b>
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Conclusions and Actions	
<b>Recommendation:</b>	Manage and Inspect
<b>Further Information:</b>	None
<b>General Notes:</b> Textured coating to plasterboard ceiling. Plaster to brick walls. Carpet to hardboard floor. Wooden access Wooden window and sill. Modern radiator.	

# Asbestos Register

Site Address: VOID 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon	Ref No. J191665	Date Of Issue 13/02/2020
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<b>Building:</b>	24 Avondown House	<b>Floor Level:</b>	Ground	<b>Item Ref:</b>	<b>J191665-4</b>
<b>Room Name:</b>	(004) Hall				
<b>Sample Ref:</b>	FW002591 (Sample 2)				
<b>Component:</b>	Textured coating to plasterboard ceiling				



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 / amount	No. of occupants	Frequency of Use
5m² (1)	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

<b>RISK ASSESSMENT TOTAL SCORE (MA+PA)</b>	<b>10</b>
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Conclusions and Actions	
<b>Recommendation:</b>	Manage and Inspect
<b>Further Information:</b>	None
<b>General Notes:</b> Textured coating to plasterboard ceiling. Plaster to brick walls. Carpet to hardboard floor. Wooden front door. Modern radiator.	

# Asbestos Register

Site Address: VOID 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon	Ref No. J191665	Date Of Issue 13/02/2020
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<b>Building:</b>	24 Avondown House	<b>Floor Level:</b>	Ground	<b>Item Ref:</b>	<b>J191665-5</b>
<b>Room Name:</b>	(005) Bathroom				
<b>Sample Ref:</b>					
<b>Component:</b>	No asbestos containing materials found				



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

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

<b>RISK ASSESSMENT TOTAL SCORE (MA+PA)</b>	
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Conclusions and Actions	
<b>Recommendation:</b>	No further action required
<b>Further Information:</b>	None
<b>General Notes:</b> Plasterboard ceiling. Plaster to brick walls. Modern linoleum to floor - no access under modern linoleum (excessive damage). Five wooden access panels (four ceramic tiled) to plasterboard boxing to toilet, sink and shower - no access within boxing (excessive damage). Modern extract fan in ceiling. Modern radiator.	

# Asbestos Register

Site Address: VOID 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon	Ref No. J191665	Date Of Issue 13/02/2020
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<b>Building:</b>	24 Avondown House	<b>Floor Level:</b>	Ground	<b>Item Ref:</b>	J191665-6
<b>Room Name:</b>	(006) Kitchen				
<b>Sample Ref:</b>	As FW002591 (Ref Sample 2)				
<b>Component:</b>	Textured coating to plasterboard ceiling and boxing below ceiling				



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 / amount	No. of occupants	Frequency of Use
5m² (1)	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

<b>RISK ASSESSMENT TOTAL SCORE (MA+PA)</b>	<b>10</b>
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Conclusions and Actions	
<b>Recommendation:</b>	Manage and Inspect
<b>Further Information:</b>	None
<b>General Notes:</b> Textured coating to plasterboard ceiling. Plaster to brick walls. Modern linoleum to hardboard floor. Textured coating to plasterboard boxing below ceiling - no access within boxing (excessive damage). Modern sink pad. Wooden window and sill. Modern extract fan in wall.	

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 J191665**

*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

<b>Report No :</b>	J191665	<b>Sample Batch</b>	1-2
<b>Client :</b>	Guinness Partnership	<b>Client Ref:</b>	4299228/1
<b>Location :</b>	VOID 24 Avondown House, The Hollow, Langdon Road, Twerton, Bath, Avon, BA2 1ND		
<b>Samples Taken :</b>	11 February 2020	<b>Report Issued:</b>	13 February 2020

Sample No.	Source	Result	Material (see Note(3))
Sample 1	Ground (001) Cupboard Textured coating to plasterboard ceiling	Chrysotile	Textured Coating
Sample 2	Ground (004) Hall Textured coating to plasterboard ceiling	Chrysotile	Textured Coating

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

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- 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:**



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Ben Russell

## **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
<b>Normal occupant activity</b>		
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
<b>Likelihood of disturbance</b>		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m <sup>2</sup>
	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 <sup>2</sup> or <10m pipe run
	2	>10m <sup>2</sup> to <50m <sup>2</sup> or >10m to <50m pipe run
	3	>50m <sup>2</sup> or >50m pipe run

Assessment factor	Score	Example of scores
<b>Human exposure potential</b>		
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
<b>Maintenance activity</b>		
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 J191665**

**VOID 24 Avondown House  
The Hollow  
Langdon Road  
Twerton  
Bath  
Avon  
BA2 1ND**

Report Author: Larissa Harris-Jones

QA Report Writer



Date: 13 February 2020

Report Reviewer: Larissa Harris-Jones

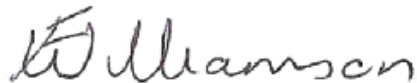
QA Report Writer



Date: 13 February 2020

Lead Surveyor: Fiona Williamson

Asbestos Surveyor



Date: 13 February 2020

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