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CONTROLLED ASBESTOS REFURBISHMENT SURVEY



Client	Swindon Borough Council
Site	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
Date started	13 Jan 2022
Date completed	13 Jan 2022
Date report issued	14 Jan 2022
Survey reference	J677851
Lead surveyor	Alison McIntyre
Assistant surveyor	N/A
UPRN	0946002400

Surveyor
Signature

Authorised
Signature

IB.M/R.4.0

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1.0 INTRODUCTION

We, Tersus
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Received instructions from Roger Muncey of:

Swindon Borough Council
Civic Offices
Swindon

To undertake a controlled refurbishment asbestos survey, (HSG264) and to compile a report on the location and condition of asbestos bearing materials at:

24 Meadowcroft
Upper Stratton
Swindon
Wilts
SN2 7JE

EXECUTIVE SUMMARY

The extent of the survey was to undertake an asbestos survey as per the request from the client. The scope of this inspection has been defined as follows:

Swindon Borough Council Scope of works – "Controlled Refurbishment to the property" A refurbishment survey is to be undertaken throughout the entire property and is set to include the following areas: 1. Any items that can be safely removed without causing major decorative damage. This will include bath panels which can be unscrewed, riser panels to boxings/void areas, kitchen kickback boards below work units and panels to fireplaces. In VOID properties, bath panels must be removed where present and a photo taken showing the void. 2. Floor coverings that can be lifted without causing excessive damage i.e. carpets, linoleum and vinyl coverings. The voids below the floor coverings are to be inspected where practical and floorboards can be unscrewed/removed without causing damage to trace pipework. 3. Cosmetic redecoration is to be undertaken throughout the property and all surfaces are to be checked and sampled if an ACM is present or presumed and is safe to do so. 4. Large scale intrusions are not to be made unless specified by Swindon Borough Council prior to the property being entered and surveyed. This includes for example the removal of door frames, window sills, penetrations into ceilings and walls and large-scale damage to floor and wall coverings. 5. Loft voids are to be fully inspected including the underside of roof coverings and chimney breasts where practical to do so prior to potential future replacement works of services and roof coverings. 6. Unless specific works are stated, penetrations to walls and ceilings will not be undertaken (Walls and ceilings will still be inspected, however the damage required to enter void areas is extensive). Presumptive samples will be made by surveyors where ACM's are believed to be behind new wall and ceiling finishes. 7. Services and service routes are to be inspected where practical and samples taken if possible to do so. There will be limited access to live boiler and electric areas where pipework penetrates through wall voids. 8. The construction types of floors/walls and ceilings will be noted with any voids which can be accessed also noted. All boiler and electrical units will be noted for make and type and also for how the unit is mounted/fixed. 9. Presumptions can be made where ACM's are suspected but not accessible ie fireplaces where panels have been over clad concealing potential ACM's behind. 10. Samples of soffits will be taken where accessible from first floor windows and presumptions will be made if ACM's are presumed to be behind new finishes. 11. House roofs will be checked from the internal loft void where practical to do so. 12. Any soil/vent pipes which cannot be accessed will be presumed by the surveyor.

The purpose of this report is to enable compliance with CAR2012; The duty to manage asbestos in non-domestic premises. The aim of this controlled refurbishment asbestos survey is to locate, identify and assess the condition of

asbestos containing materials.

Information on the results of these inspections is detailed in this report, appendices and on annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyors opinions, findings and limitations. Plans of the premises have been drafted and annotated accordingly in the Appendix.

A summary of all identified or presumed asbestos can be found in the asbestos register later in this executive summary. Non accessible areas are noted on the no access register, any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.


Survey / Building comments

Controlled refurbishment survey to void

EXECUTIVE SUMMARY - ASBESTOS REGISTER

Below is a summary of all asbestos or presumed asbestos materials found during the Controlled refurbishment survey.

These asbestos materials have been listed by risk.

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Material Assessment	Risk code	
J677851 #11	BB011947	24 Meadowcroft	External	Externals	Soffit	Cement	Chrysotile	5 Low Material Risk	Risk code E	
Comments						Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
Has the appearance of cement and the sample point was degraded and delaminated making it soft. Please refer to the HSE guidance to determine if this product requires a licensed contractor - Decision Flow Chart- Introduction to Asbestos Essentials, HSE						01/2023	20lm	Monitor and manage		

NON-ACCESSIBLE AREAS REGISTER

All non accessed or limited access areas have been listed. These areas or items must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Item Reference	Building	Floor level	Room	Position	Item	Access level
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All areas within the scope and limitations of this survey were accessed.

Date of survey	13 Jan 2022	Survey ref	J677851	Survey type	Controlled Refurbishment Survey & Management Plan
Location 24 Meadowcroft Upper Stratton Swindon Wilts SN2 7JE	Material Assessment 10+ High potential to release fibres 7 - 9 Medium potential to release fibres 5 - 6 Low potential to release fibres 2 - 4 Very low potential to release fibres		Material Key Colour: Risk Potential to Release Fibre if Disturbed / Score		THIS REGISTER SHOULD BE READ IN CONJUNCTION WITH THE ENTIRE REPORT THAT DETAILS THE SCOPE AND LIMITATIONS OF THE SURVEY.
		Red	High / 10+		
		Yellow	Medium / 7-9		
		Light Green	Low / 5-6		
		Dark Green	Very Low / 1-4		
		Grey	No ACMs Detected / 0		
		Blue	No Access		

BUILDING		24 Meadowcroft										
FLOOR LEVEL		External										
ROOM		Outhouse				ROOM DESCRIPTION Cement roof sheets, brick walls, concrete floor, rubber cistern						
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J677851 #3	BB011941	Roof sheets	Cement					No Asbestos Detected		N/A	N/A	
Comments							Recommended action		None required			

BUILDING		24 Meadowcroft										
FLOOR LEVEL		External										
ROOM		Externals				ROOM DESCRIPTION Clay tile roof and undercloak, pvc fascia, crment soffit, plastic rainwater and waste goods						
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J677851 #11	BB011947	Soffit	Cement	Asbestos Cement	(2) Medium Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	20lm	Chrysotile	5	N/A	N/A	Risk code E
Comments							Recommended action		Monitor and manage			
Has the appearance of cement and the sample point was degraded and delaminated making it soft. Please refer to the HSE guidance to determine if this product requires a licensed contractor - Decision Flow Chart- Introduction to Asbestos Essentials, HSE												
J677851 #12	BB011948	Damp proof course	Bitumen					No Asbestos Detected		N/A	N/A	
Comments							Recommended action		None required			

BUILDING	24 Meadowcroft									
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FLOOR LEVEL			Ground Floor									
ROOM			Kitchen		ROOM DESCRIPTION		Textured coating to plasterboard ceiling, solid rendered walls, laminate to concrete screed floor, modern units and boiler, plasterboard conduit					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J677851 #1	BB011939	Ceiling	Textured coating					No Asbestos Detected		N/A	N/A	
Comments							Recommended action		None required			

BUILDING			24 Meadowcroft									
FLOOR LEVEL			Ground Floor									
ROOM			Dining room		ROOM DESCRIPTION		Textured coating to plasterboard ceiling, solid rendered walls, carpet to concrete screed floor					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J677851 #2	BB011940	Ceiling	Textured coating					No Asbestos Detected		N/A	N/A	
Comments							Recommended action		None required			

BUILDING			24 Meadowcroft									
FLOOR LEVEL			Ground Floor									
ROOM			Lounge		ROOM DESCRIPTION		Textured coating to plasterboard ceiling, solid rendered walls, laminate to concrete screed floor					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J677851 #4	BB011942	Ceiling	Textured coating					No Asbestos Detected		N/A	N/A	
Comments							Recommended action		None required			

BUILDING			24 Meadowcroft									
FLOOR LEVEL			Ground Floor									
ROOM			Hall and cupboards		ROOM DESCRIPTION		Textured coating to plasterboard ceiling, solid rendered walls, lino to concrete screed floor, plasterboard surround to boiler, render to underside of stairs, plasterboard wall adjacent modern fusebox, plasterboard ceiling to small cupboard					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J677851 #5	BB011943	Ceiling	Textured coating					No Asbestos Detected		N/A	N/A	
Comments							Recommended action		None required			

BUILDING			24 Meadowcroft									
FLOOR LEVEL			1st Floor									
ROOM			Loft		ROOM DESCRIPTION		Felt to underside of roof, mmmf insulation to plasterboard ceilings, timber hatch, plastic tank					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition /	Surface	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	

J677851 #6			General view		Damage	Treatment				MATERIAL	PRIORITY	TOTAL	
Comments									Recommended action				

BUILDING			24 Meadowcroft											
FLOOR LEVEL			1st Floor											
ROOM			Bedroom 2 and cupboard				ROOM DESCRIPTION							
			Textured coating to plasterboard ceiling, solid rendered walls, carpet to timber floor, solid ceiling to cupboard											
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code		
									MATERIAL	PRIORITY	TOTAL			
J677851 #7	BB011944	Ceiling	Textured coating					No Asbestos Detected		N/A	N/A			
Comments									Recommended action		None required			

BUILDING			24 Meadowcroft											
FLOOR LEVEL			1st Floor											
ROOM			Landing				ROOM DESCRIPTION							
			Textured coating to plasterboard ceiling, solid rendered walls, timber floor											
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code		
									MATERIAL	PRIORITY	TOTAL			
J677851 #8	BB011945	Ceiling	Textured coating					No Asbestos Detected		N/A	N/A			
Comments									Recommended action		None required			

BUILDING			24 Meadowcroft											
FLOOR LEVEL			1st Floor											
ROOM			Bathroom				ROOM DESCRIPTION							
			Textured coating to plasterboard ceiling, solid rendered walls, lino to hardboard and timber floor, timber bathside, ceramic cistern											
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code		
									MATERIAL	PRIORITY	TOTAL			
J677851 #9	BB011946	Ceiling	Textured coating					No Asbestos Detected		N/A	N/A			
Comments									Recommended action		None required			


J677851 #10		General view	Bath void								N/A	N/A	
Comments									Recommended action				


BUILDING			24 Meadowcroft											
FLOOR LEVEL			1st Floor											
ROOM			Bedroom 1 and cupboard				ROOM DESCRIPTION							
			Plaster render ceiling, solid rendered walls, laminate to timber floor											
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code		
									MATERIAL	PRIORITY	TOTAL			
								No Asbestos Identified		N/A	N/A			
Comments									Recommended action					

BUILDING		24 Meadowcroft										
FLOOR LEVEL		1st Floor										
ROOM		Bedroom 3 and cupboard			ROOM DESCRIPTION		Plaster render ceiling, solid rendered walls, laminate to timber floor, plasterboard ceiling to tank cupboard					
								No Asbestos Identified		N/A	N/A	
Comments							Recommended action					

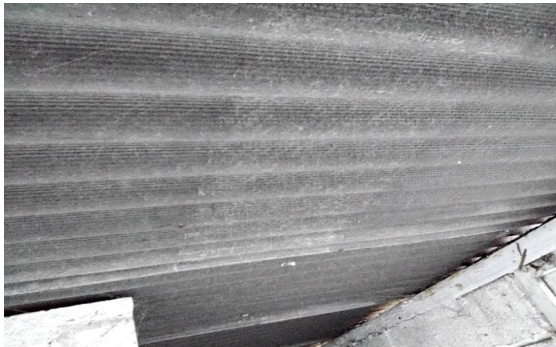
DATA ANALYSIS SHEETS


VOIDS

	Item Reference	J677851 #1
	Sample reference number	BB011939
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	Ground Floor
	Room	Kitchen
	Position	Ceiling
	Item description	Textured coating
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code


	Item Reference	J677851 #2
	Sample reference number	BB011940
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	Ground Floor
	Room	Dining room
	Position	Ceiling
	Item description	Textured coating
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code


VOIDS

	Item Reference	J677851 #3
	Sample reference number	BB011941
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	External
	Room	Outhouse
	Position	Roof sheets
	Item description	Cement
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Detected
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code


	Item Reference	J677851 #4
	Sample reference number	BB011942
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	Ground Floor
	Room	Lounge
	Position	Ceiling
	Item description	Textured coating
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Detected
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code


VOIDS

	Item Reference	J677851 #5
	Sample reference number	BB011943
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	Ground Floor
	Room	Hall and cupboards
	Position	Ceiling
	Item description	Textured coating
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code


	Item Reference	J677851 #6
	Sample reference number	
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	
	Building	24 Meadowcroft
	Floor level	1st Floor
	Room	Loft
	Position	
	Item description	General view
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action		Accessibility
Comments:		Material assessment score
		Risk code


VOIDS

	Item Reference	J677851 #7
	Sample reference number	BB011944
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	1st Floor
	Room	Bedroom 2 and cupboard
	Position	Ceiling
	Item description	Textured coating
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code


	Item Reference	J677851 #8
	Sample reference number	BB011945
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	1st Floor
	Room	Landing
	Position	Ceiling
	Item description	Textured coating
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code


VOIDS

	Item Reference	J677851 #9
	Sample reference number	BB011946
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	1st Floor
	Room	Bathroom
	Position	Ceiling
	Item description	Textured coating
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Accessibility
Comments:		Material assessment score
		Risk code

	Item Reference	J677851 #10
	Sample reference number	
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	
	Building	24 Meadowcroft
	Floor level	1st Floor
	Room	Bathroom
	Position	General view
	Item description	Bath void
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action		Accessibility
Comments:		Material assessment score
		Risk code

VOIDS

	Item Reference	J677851 #11
	Sample reference number	BB011947
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	External
	Room	Externals
	Position	Soffit
	Item description	Cement
	Condition / damage	(2) Medium Damage
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
	Product type	Asbestos Cement
Asbestos Type	Chrysotile	
Extent	20lm	
Accessibility	Low	
Recommended Action	Monitor and manage	
Comments: Has the appearance of cement and the sample point was degraded and delaminated making it soft. Please refer to the HSE guidance to determine if this product requires a licensed contractor - Decision Flow Chart- Introduction to Asbestos Essentials, HSE		
Material assessment score	5	
Risk code	Risk code E	

	Item Reference	J677851 #12
	Sample reference number	BB011948
	Client name	Swindon Borough Council
	Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
	Date surveyed	13/01/22
	Date analysed	January 14 2022
	Building	24 Meadowcroft
	Floor level	External
	Room	Externals
	Position	Damp proof course
	Item description	Bitumen
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Accessibility		
Recommended Action	None required	
Comments:		
Material assessment score		
Risk code		

APPENDIX 1

SURVEY TYPE AND METHOD

Details and scope of survey type undertaken
Details of scoring algorithms and derivation of risk

LIMITATIONS

Limitations of the survey type undertaken

VOIDS

SURVEY TYPE AND METHOD

The Controlled Refurbishment Survey (HSG264) is used to locate and describe, as far as reasonable practical Asbestos containing materials (ACMs) in the building and may involve destructive inspection, as necessary, to gain access to areas, including those that may be difficult to reach in predefined areas. The survey is designed to be used as a risk assessment for intrusive works.

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced. The aim of these inspections was to produce a Refurbishment / Demolition survey of the aforementioned building.

All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary, non accessible areas register.

Possible asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.

A Management Survey is based on a visual inspection of materials on site, confirmed by sample analysis. The purpose of this survey type was to locate, as far as reasonably practical, any asbestos containing materials in the building and assess them for risk. This report is based on the results of the visual inspections, sampling and analysis of suspected asbestos materials. The surveyor has taken all reasonable steps in order to conclude that asbestos containing materials are not present

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during demolition, and therefore contingencies must be made to include the potential risks that asbestos containing materials may remain unidentified in the property or area covered by that survey.

All sampling was undertaken so as to cause the minimum possible nuisance, disruption or risk to health. These factors may have limited the sampling strategy and as such, materials may have been presumed.

The extent and assessment of asbestos materials was determined by visible evidence on site with bulk sampling and analysis to confirm the surveyor's judgement. Management Surveys only involve minor intrusive works therefore it is always possible that after a survey, asbestos containing materials may remain unidentified in the property or area covered by the scope of the survey.

Samples were collected with due diligence and in line with our survey and sampling in house procedures, accredited by UKAS to ISO 17020 and ISO 17025. Unless requested otherwise a label bearing the sample reference number is then adhered to the area sampled

The surveyor shall take all reasonable steps in order to conclude that ACM are not present. There are obvious materials that are not asbestos. The surveyor will record basic inspection notes and conclude that no asbestos is presumed or identified for that room or area. Look-a-like materials will be sampled to support the surveyors judgement.

In general terms it is the policy of this company to take samples where appropriate in order to prove the existence or otherwise of asbestos containing materials. On occasions where the report states 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' and with regard to their experience of similar materials. Where items have sample numbers reported "As sample NW00067" these results are strongly presumed to have the same asbestos content as identical homogenous materials that have been sampled and are related to the result of the sample to which they refer. Conclusions for "As samples" are also appended with an asterix "*".

VOIDS

Materials are reported as 'strongly presumed' where the material appears to contain asbestos but analysis has not been undertaken. Materials will be strongly presumed in the following scenarios;

- | or based on a sample of homogenous material,
- | based on the knowledge and experience of the surveyor,
- | where materials have the appearance of asbestos or fibres are clearly visible.
- | where the materials might contain asbestos

Materials are reported as 'presumed' where asbestos materials may be present but are not accessible to inspect, assess nor sample ie there is insufficient evidence that is it asbestos free.

RERURBISHMENT ELEMENT

Refurbishment / Demolition survey (HSG264). This type of survey is used to locate and describe, as far as reasonable practical Asbestos containing materials (ACMs) in the building and may involve destructive inspection, as necessary, to gain access to areas, including those that may be difficult to reach. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment.

Due to the inherent risk to health, Refurbishment / Demolition surveys are only conducted in un-occupied buildings or sites which will remain un-occupied until any remedial or removal measures have been undertaken. If a site is to be re-occupied the requirement for testing for reoccupation will have been discussed with the client and will be dependent on the finding within this report and condition of any asbestos materials found.

Pre demolition surveys require substantial disruption to the building, i.e. partial demolition of risers, ducts, opening up of access hatches locked or blocked doors, etc. This cannot be accomplished without safeguards being in place and the building being empty otherwise limitations will have to be employed.

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during demolition, and therefore contingencies must be made to include the potential risks that asbestos containing materials may remain unidentified in the property or area covered by that survey,

Inspection Procedure

Each room or designated area is inspected individually noting any building materials, which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.

Occupied areas during surveys can impose restrictions on sampling and investigation.

All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convective heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys.

MATERIAL ASSESSMENT ALGORITHM SCORES (MAS) - HSG264

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACM with scores of 10 or more are regarded as a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

VOIDS

MATERIAL ALGORITHM ASSESSMENT SCORE (MAS)		
Sample Variable	Score	EXAMPLE
Product type	1	Asbestos reinforced composites(plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	3	Insulation (pipe and boiler lagging, spray coating, loose asbestos).
Extent of damage / deterioration	0	Good condition; no visible damage.
	1	Low damage; scratches or surface marks; broken edges to boards, tiles etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

RISK CODE TABLE

RISK CODE	MANAGEMENT RECOMMENDATIONS
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012.
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR 2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High Risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR 2012.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012. Reg 3(2).
F	Inaccessible room or item, maintain presumption of asbestos until accessed.

Tersus always recommends the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations (CAR2012).

Type Refurbishment (HSG264) investigations only were undertaken; limitations of the survey should be noted and areas not fully accessed must be presumed to contain asbestos products unless further investigation proves otherwise.

Should you require any further assistance please do not hesitate to contact Tersus.

VOIDS**3.0 LIMITATIONS**

Potential Access restrictions	<p>Access to the following items can be potentially restricted. This is normally due to the items being live or in confined or sealed environments. Where known and identifiable these are documented within the survey report, but where concealed and subsequently discovered that were previously unknown to the surveyor at the time of the survey these should be presumed to conceal some form of asbestos. Full access to these areas may require specialist contractors or extensive demolition.</p> <p>Service ducts, risers, voids and cavities (concealed under floors, in voids etc.)</p> <p>Live mechanical and electrical services (presumptions as to asbestos content will be made) Lift shafts</p> <p>Un-boarded or unsafe roof / loft spaces and any area at excessive height (presumptions will be made and attempts to make safe /access at height will be discussed with the client)</p> <p>Internal fire proofing materials (i.e. fire doors etc.)</p>
Furniture, Fixtures and Fittings	<p>Furniture, fixtures or fittings shall be moved where possible during the survey. Access to areas obstructed by these items where known will be restricted and have been recorded within the survey report.</p>
Reasonable access	<p>Access to voids, risers, ducts etc. was made through existing removable access hatches, panels, ceiling tiles etc. which can be replaced in the same condition. Where excessive damage is required especially in occupied areas this will be recorded as a no access.</p> <p>No access was made through known or presumed asbestos containing materials as part of this management survey.</p>
Materials at height	<p>Where materials exist at a height beyond which it was reasonably practical to access the materials have been visually determined and presumed.</p>
Plans	<p>If plans of the premises to be inspected are not made available it cannot be ascertained if all areas have been identified or accessed. All premises will be hand sketched in order to avoid misinterpretation, however in complex premises Tersus cannot guarantee that all areas have been identified. It is the clients responsibility to check the supplied drawing and to highlight any concealed or obstructed areas not shown on sketches.</p>

APPENDIX 2

BULK ANALYSIS CERTIFICATE



1725

For the attention of Roger Muncey

Client Address:

Swindon Borough Council
Civic Offices
Swindon
SN1 2JH



1325 Park Avenue, Aztec West, Bristol, BS32 4RX

www.tersusgroup.co.uk, info@tersusgroup.co.uk

REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number	J677851
Number of samples	10
Date sampled / received	14/01/2022
Date analysed / issued	14/01/2022
Analyst	Michelle Killey
Sampled By	Alison McIntyre
Site address	24 Meadowcroft, Upper Stratton, Swindon, Wilts , SN2 7JE
Client order number	N5074424

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy and McCrone Dispersion Staining by the method given in HSG248, Appendix 2. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided by and sampling undertaken by the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation.

Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Result
BB011939	24 Meadowcroft	Ground Floor	Kitchen	Ceiling	Textured coating	Textured Coating	No Asbestos Detected
BB011940	24 Meadowcroft	Ground Floor	Dining room	Ceiling	Textured coating	Textured Coating	No Asbestos Detected
BB011941	24 Meadowcroft	External	Outhouse	Roof sheets	Cement	Cement	No Asbestos Detected

Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Result
BB011942	24 Meadowcroft	Ground Floor	Lounge	Ceiling	Textured coating	Textured Coating	No Asbestos Detected
BB011943	24 Meadowcroft	Ground Floor	Hall and cupboards	Ceiling	Textured coating	Textured Coating	No Asbestos Detected
BB011944	24 Meadowcroft	1st Floor	Bedroom 2 and cupboard	Ceiling	Textured coating	Textured Coating	No Asbestos Detected
BB011945	24 Meadowcroft	1st Floor	Landing	Ceiling	Textured coating	Textured Coating	No Asbestos Detected
BB011946	24 Meadowcroft	1st Floor	Bathroom	Ceiling	Textured coating	Textured Coating	No Asbestos Detected
BB011947	24 Meadowcroft	External	Externals	Soffit	Cement	Asbestos Cement	Chrysotile
BB011948	24 Meadowcroft	External	Externals	Damp proof course	Bitumen	Bitumen Products	No Asbestos Detected

Authorised Signatures:

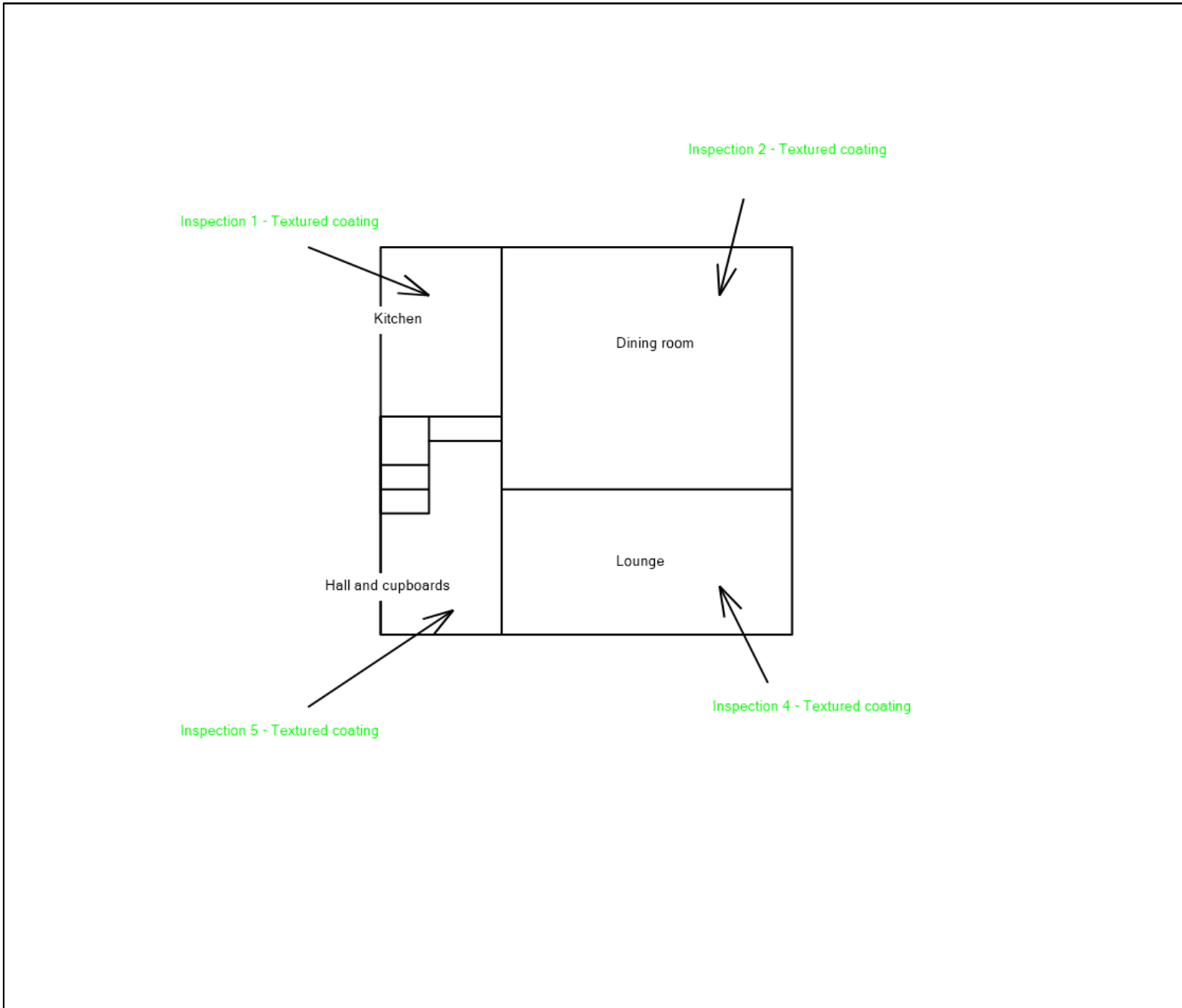
Michelle Killey



Appendix 3

ANNOTATED PLANS

<p>Inspection 3 - Cement</p> <p>Outhouse</p> <p>Externals</p> <p>Inspection 12 - Bitumen</p> <p>Inspection 11 - Cement</p>	<p style="text-align: center;">External</p> <p>Asbestos = Red</p> <p>No Access = Blue</p> <p>Non Asbestos = Green</p> <p style="text-align: center;">NOT TO SCALE</p>
	<p style="text-align: center;">tersus <small>MARLOWE Critical Services</small></p> <p>Tersus 1325 Park Avenue, Aztec West, Bristol Tel: 0117 332 4488</p>
	<p>Date</p> <p>14/01/2022</p>
	<p>Address</p> <p>24 Meadowcroft, Upper Stratton, Swindon, Wilts</p>
	<p>Job Details:</p> <p>J677851 Controlled Refurbishment Survey & Management Plan</p>



Ground Floor

Asbestos = Red

No Access = Blue

Non Asbestos = Green

NOT TO SCALE



Tersus
1325 Park Avenue,
Aztec West, Bristol Tel: 0117 332 4488

Date

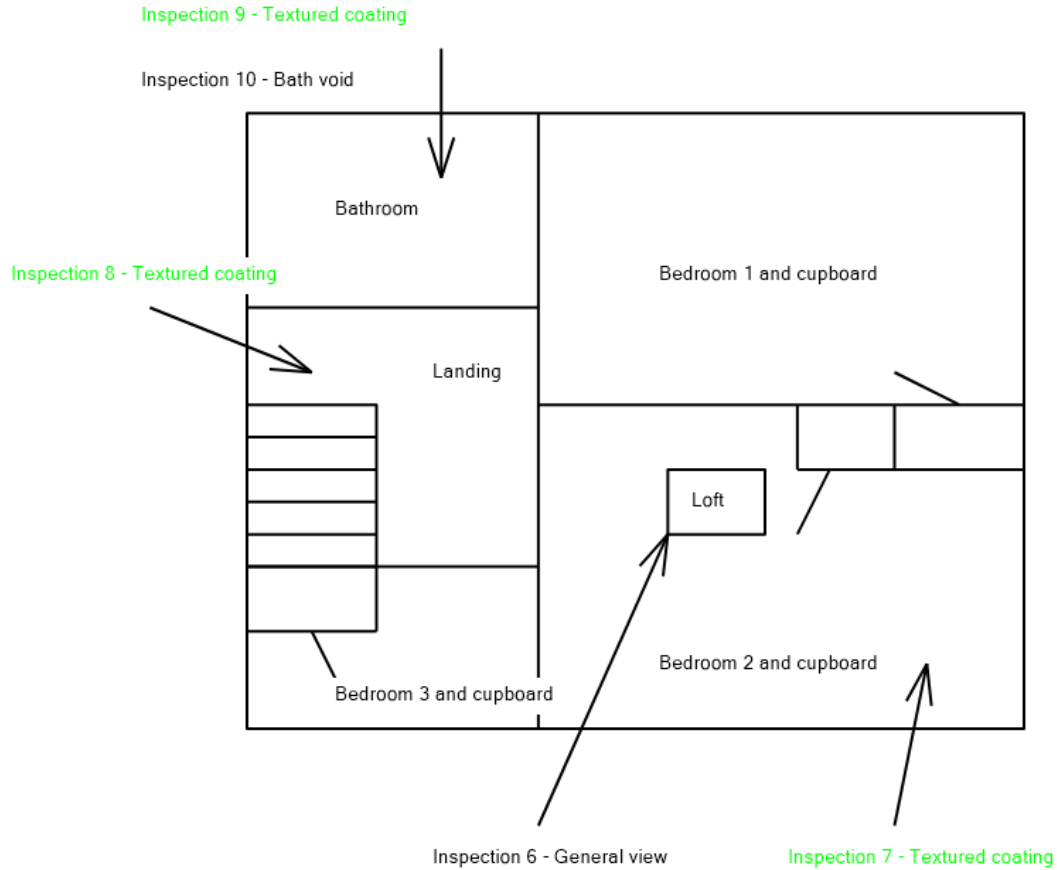
14/01/2022

Address

24 Meadowcroft, Upper
Stratton, Swindon, Wilts

Job Details:

J677851
Controlled Refurbishment Survey &
Management Plan



1st Floor

Asbestos = Red

No Access = Blue

Non Asbestos = Green

NOT TO SCALE



Tersus
1325 Park Avenue,
Aztec West, Bristol Tel: 0117 332 4488

Date
14/01/2022

Address
24 Meadowcroft, Upper
Stratton, Swindon, Wilts

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