Asbestos Refurbishment Survey

0408002700
27 BUCKLAND CLOSE
PARK NORTH
SWINDON
WILTS
SN3 2RP

on behalf of

Swindon Borough Council

Project Number:	Survey Date:	Issue Date:
N-58424	10 September 2024	15 September 2024

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Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
Swindon Borough Council Swindon Borough Council, Cheney House Waterside Park Darby Close Swindon SN2 2PN	27 BUCKLAND CLOSE PARK NORTH SWINDON WILTS SN3 2RP	N-58424	10 September 2024	15 September 2024

Report Signatures

Reported and Issued By		Surveyor and Quality Check By	
Sara Thornhill		Thomas Mackie	

1.0 Survey Introduction

1.1 This is an Asbestos Refurbishment Survey Report written to facilitate the management and/or removal of asbestos containing materials (ACMs) detailed in this section.

1.2 To carry out a controlled Refurbishment Survey to the whole property. The site comprised of a brick built mid-terraced house, constructed circa mid 1900's. The property was occupied at the time of the survey. The survey was carried out by Thomas Mackie (Lead Surveyor).

1.3 This report provides detailed information and results following an Asbestos Refurbishment Survey. The survey and subsequent report was carried out in full accordance with HSG264 Asbestos: The Survey Guide, HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures' and implemented with Acorn Analytical Services documented in house procedures.

1.4 An Asbestos Refurbishment Survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. A Refurbishment Survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. The survey will involve destructive inspection as necessary. Please note that as refurbishment takes place, ACMs may be uncovered that were virtually and physically impossible, even under the restraints of a refurbishment survey, to locate and identify e.g. below solid concrete floors and other solid structural elements.

1.5 There is a specific requirement under Control of Asbestos Regulations 2012 (Regulation 7) for all ACMs to be removed, as far as reasonably practicable, before refurbishment or final demolition. Removing of ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The Survey Report should be supplied by the Client to Designers and Contractors who may be bidding for the work, so that the asbestos risks can be addressed.

1.6 In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, as the asbestos removal may not take place for some time, the ACMs condition has been assessed so that materials can be managed.

1.7 Where sampling was carried out as part of the Refurbishment Survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos, they were considered to be representative of other similar materials used in the same way in the building. Bulk Sampling was undertaken in-line with the recognised safe procedures in order to cause minimal possible potential risk to health of the building occupants and visitors.

2.0 Survey Location Descriptions

2.1 This document is an Asbestos Survey report and is intended to provide the reader with specific detailed information on the locations of asbestos containing materials (ACMs) identified at the site.

2.2 Detailed asbestos information can be found within the specific asbestos data sheets within this report. The following location descriptions have been compiled and are intended to aid in a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. Appended to each location description is a list of rooms accessed during the survey. The location descriptions are not intended to be utilised as and do not constitute a general building or construction material survey.

Building: 27 BUCKLAND CLOSE			
Location:	**Construction Overview**	**Photos**	

Ground Floor	The property was inspected as far and reasonably practical due to being lived in at the time of the survey. Floors: Timber and concrete floors with area of carpet, modern linoleum, laminate flooring, screed, thermoplastic tiles. Walls: Masonry and plasterboard walls with plaster skim and areas of texture decorative paper and ceramic tiles. Ceiling: Plasterboard ceilings with area of texture coatings and textured decorative paper. Loft Space: Timber framework, felt lining to pitched roof, masonry gable ends, tops of plasterboard ceilings, loose MMMF insulation, MMMF insulated plastic water tanks mounted to timber plinths, foam insulated and uninsulated plastic and metal pipe work, electrical cabling, plasterboard and polystyrene tile debris, timber loft hatch with timber surround. Other: Timber doors and frames, glass and timber headers, timber skirting, ceramic and plastic toilet facilities, metal waste pipe, metal bath with timber bath panel which was not inspected behind due to causing excessive damage, timber and plastic windowsills, timber and plasterboard boxings which were not inspected behind due to causing excessive damage, modern hot water cylinder mounted to timber, electrical cabling, foam insulated and uninsulated plastic and metal pipework, electrical units mounted to masonry, boiler which was not inspected within due to being live at the time of the survey mounted to masonry, metal radiators, metal sink with non suspect mastic pad. External: Masonry walls with bitumen damp proof course, uPVC windows and doors, pebble dash render to masonry, uninsulated plastic and metal pipework, clay tiled roof, plastic guttering and rainwater		

Building: 27 BUCKLAND CLOSE			
Location:	**Construction Overview**	**Photos**	
	goods, timber canopy to front porch. Masonry outbuilding with bitumen damp proof course, uPVC door, concrete floor, cement sheet roof, timber framework.		

3.0 Areas Not Accessed

3.1 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted. The Client and or Duty Holder must presume that asbestos containing materials (ACMs) are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

Building	Floor	Room	Description	Location Photo
27 BUCKLAND CLOSE	ALL	Live electrics - All	No access was gained within the electrics as there were no isolation certificates available and they were presumed live. As there were multiple locations throughout the site this photo provides an indicative representation only and is therefore not exhaustive.	
27 BUCKLAND CLOSE	ALL	Whole Property - All	No access was gained below the floor covering thoughout, due to decorative damage that would be caused.	

4.0 Risk Assessment

Material Assessment

4.1 The risk categories detailed within this report are part of the Material Assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and those materials with a score between 5 and 6 are regarded as having a low potential to release fibres if disturbed. Scores of 4 or less have a very low potential to release fibres and those materials which are analysed and found to be non-asbestos are not given a Material Assessment score.

4.2 The following algorithm is a Material Assessment that identifies high-risk materials; those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Assessment will be the materials that should be given priority for a remedial action.

4.3 The following tables contain examples of scores which are combined to calculate a total score of between 2 and 12. The total score forms the Material Assessment score.

Product Type

Score	Examples
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.

Damage Extent

Score	Examples
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 fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Surface Treatment

Score	Examples
0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
2	Unsealed AIB, or encapsulated lagging and sprays.
3	Unsealed lagging and sprays.

Asbestos Type

Score	Examples
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite.
3	Crocidolite

Priority Assessment

4.4 The priority risk assessments detailed within this report are part of the priority assessment algorithm as detailed within HSG227 a comprehensive guide to Managing Asbestos in premises. Priority risk assessments and total risk scores are outside UKAS Accreditation held by Acorn Analytical Services.

4.5 The material assessment identifies the high risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

4.6 Management priority must be determined by carrying out a risk assessment, which will also take into account additional factors such as:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

4.7 These additional factors represent the information required to formulate the required priority risk assessments.

4.8 The following table describes the basic considerations to be taken into account when evaluating the overall priority risk.

Occupant Activity

Assessment Factor:	Score:	Examples of Score Variables:
Main Activity: Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
Secondary Activity:	As Above	As Above

Likelihood of Disturbance

Assessment Factor:	Score:	Examples of Score Variables:
Location:	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	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	<10 m² or <10 Lm
	2	>10 m² to <50m² or >10 Lm to <50 Lm
	3	>50 m² or >50 Lm

Human Exposure Potential

Assessment Factor:	Score:	Examples of Score Variables:
Number of Occupants:	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Area Usage:	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area in Use Per Day:	0	< 1 Hour
	1	> 1 Hour to < 3 Hours
	2	> 3 Hour to < 6 Hours
	3	> 6 Hours

Maintenance Activity

Assessment Factor:	Score:	Examples of Score Variables:
Type of Maintenance Activity:	0	Minor disturbance (e.g. access)
	1	Low disturbance (e.g. changing light bulbs)
	2	Medium disturbance (e.g. lift asbestos tiles)
	3	High levels of disturbance (e.g. removal of acm)
Frequency of Maintenance Activity:	0	ACM unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	>1 per month

Priority Assessment Risk Definitions

4.9 The assessment algorithm helps to produce priority assessments in a consistent format.

4.10 Scores from the material assessment and the priority assessment are added together to give the overall risk assessment. Risk assessment scores for different locations can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions on frequency checks more dependent on the knowledge of the Duty Holder / Responsible Person.

4.11 Algorithms are provided as a guide, but they are assessments and will often require the Duty Holder / Responsible Person to make their own additional judgments.

Priority Risk Guide to Action Plan

Risk of Fibre Release	Score	Guide to Action Plan
High	>18	Urgent Action / Remove
Medium	14 – 17	Remediate / Encapsulate & Monitor
Low	9 – 13	Monitor Six to Twelve Months
Minor	1 – 8	Monitor Annually

4.12 The "Guide to Action Plan" forms the basis of the action plan relating to the asbestos containing materials. If any elements change to the material risk or priority risk assessments then these need to be reflected and updated here so that the actions are based on the most up to date information.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	LOFT
Room	001 - Roof
Description	Felt lining to pitched roof
Sample Reference	S001
Quantity	60 m²

Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Felt	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	F01
Room	002 - Landing
Description	Textured coating to plasterboard ceiling
Sample Reference	S002
Quantity	5 m²

Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	F01
Room	002 - Landing
Description	Textured coating to plasterboard ceiling
Sample Reference	Ref S004
Quantity	1 m²

Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	1
Extent of Material	**No of Occupants**	**Frequency of Use**
1	1	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
0	1	1

Material Risk Score:	Priority Risk Score:
3	4
Total Risk Score:	**Risk Description:**
7	**Very Low Risk**

Comments
Sample referenced to a sample previously collected during the survey
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	F01
Room	003 - Bathroom
Description	Textured coating to plasterboard ceiling
Sample Reference	S003
Quantity	4 m²

Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	F01
Room	004 - Bedroom
Description	Textured coating to plasterboard ceiling
Sample Reference	S004
Quantity	11 m²

Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	1
Extent of Material	**No of Occupants**	**Frequency of Use**
2	1	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	1	1

Material Risk Score:	Priority Risk Score:
3	6
Total Risk Score:	**Risk Description:**
9	**Low Risk**

Comments
N/A
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	F00
Room	008 - Lounge
Description	Textured coating to plasterboard ceiling
Sample Reference	S005
Quantity	18 m²

Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Medium Damage	2
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
Small area of cracking and damaged to textured coating.
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	F00
Room	009 - Kitchen
Description	Thermoplastic tiles below modern linoleum
Sample Reference	S006
Quantity	10 m²

Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Thermoplastic Tiles	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
Found behind kickboards.
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	External
Room	99 - External
Description	Cement sheet roof to outbuilding
Sample Reference	S007
Quantity	8 m²

Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Cement	1

Condition	
Medium Damage	2
Surface Treatment	
Unsealed Cement	1

Priority Assessment

Occupancy Activity	Location	Accessibility
1	0	1
Extent of Material	**No of Occupants**	**Frequency of Use**
1	1	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	0	2

Material Risk Score:	Priority Risk Score:
5	5
Total Risk Score:	**Risk Description:**
10	**Low Risk**

Comments
Lots of areas of damage to the edges of the roofing.
Recommendations
The asbestos containing material should be encapsulated with a suitable sealant. Once encapsulated, a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	External
Room	99 - External
Description	Bitumen damp proof course to low level walls of outbuilding
Sample Reference	S008
Quantity	4 Lin M

Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	0	1
Extent of Material	**No of Occupants**	**Frequency of Use**
1	1	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	0	2

Material Risk Score:	Priority Risk Score:
3	5
Total Risk Score:	**Risk Description:**
8	**Very Low Risk**

Comments
N/A
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	27 BUCKLAND CLOSE
Floor	External
Room	99 - External
Description	Bitumen damp proof course to low level walls
Sample Reference	S009
Quantity	10 Lin M

Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	0	1
Extent of Material	**No of Occupants**	**Frequency of Use**
2	1	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	0	2

Material Risk Score:	Priority Risk Score:
3	5
Total Risk Score:	**Risk Description:**
8	**Very Low Risk**

Comments
N/A
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

5.0 Asbestos Register

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Analysis Result	Quantity	Risk Score	Action
27 BUCKLAND CLOSE	External	99 - External	Cement sheet roof to outbuilding	Medium	1	2	1	Chrysotile	8 m²	10	Encapsulate or Remove
27 BUCKLAND CLOSE	External	99 - External	Bitumen damp proof course to low level walls of outbuilding	Medium	1	1	0	Chrysotile	4 Lin M	8	Manage or Remove
27 BUCKLAND CLOSE	External	99 - External	Bitumen damp proof course to low level walls	Medium	1	1	0	Chrysotile	10 Lin M	8	Manage or Remove
27 BUCKLAND CLOSE	F01	002 - Landing	Textured coating to plasterboard ceiling	Easy	1	1	0	Chrysotile	1 m²	7	Manage or Remove
27 BUCKLAND CLOSE	F01	004 - Bedroom	Textured coating to plasterboard ceiling	Easy	1	1	0	Chrysotile	11 m²	9	Manage or Remove

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'. Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s). In this instance, Acorn Analytical Services Limited guarantees the accuracy of the sample analysis only. This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited. Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation, including product type.

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Client and Site Details

Client Details	Site Address	Project Number
Swindon Borough Council Swindon Borough Council, Cheney House Waterside Park Darby Close Swindon SN2 2PN	27 BUCKLAND CLOSE PARK NORTH SWINDON WILTS SN3 2RP	N-58424

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Thomas Mackie	Acorn Analytical Services Limited	10 September 2024

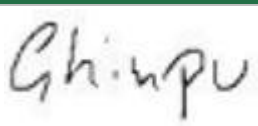
Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Felt	LOFT	001 Roof	Felt lining to pitched roof	No Asbestos Detected
S002	Textured Coating	F01	002 Landing	Textured coating to plasterboard ceiling	No Asbestos Detected
S003	Textured Coating	F01	003 Bathroom	Textured coating to plasterboard ceiling	No Asbestos Detected
S004	Textured Coating	F01	004 Bedroom	Textured coating to plasterboard ceiling	Chrysotile
S005	Textured Coating	F00	008 Lounge	Textured coating to plasterboard ceiling	No Asbestos Detected
S006	Thermoplastic Tiles	F00	009 Kitchen	Thermoplastic tiles below modern linoleum	No Asbestos Detected

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S007	Cement	External	99 External	Cement sheet roof to outbuilding	Chrysotile
S008	Bitumen	External	99 External	Bitumen damp proof course to low level walls of outbuilding	Chrysotile
S009	Bitumen	External	99 External	Bitumen damp proof course to low level walls	Chrysotile

Signatures

Analysed & Issued By	Signature	Date
Maria Ghimpu		13 September 2024

Bulk samples are retained at the laboratory for a period of 6 months.

These results relate only to the sample as tested.

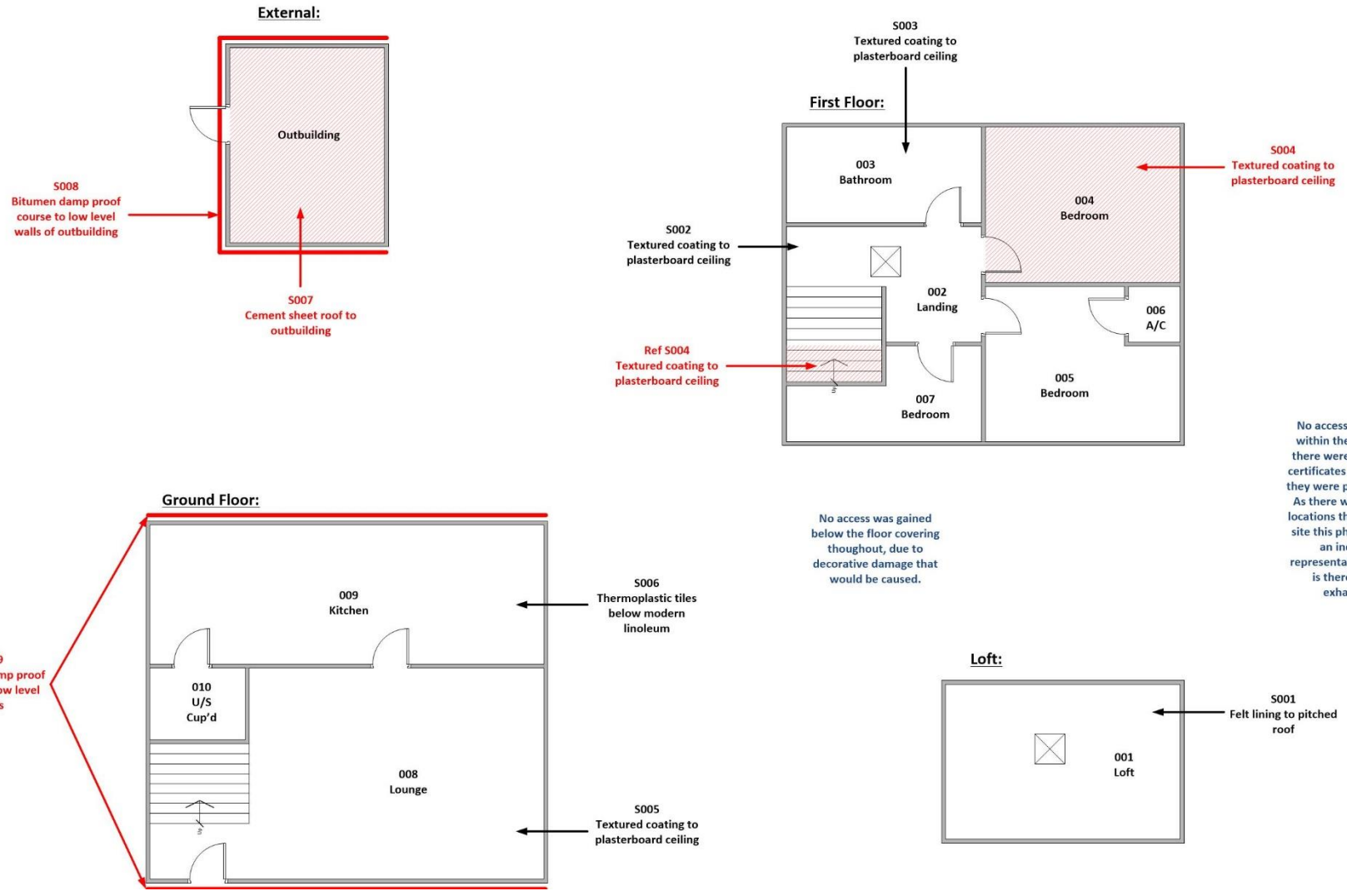
Appendix II Plans

Plan Information:

- Plans not to scale
- For more information please see the relevant section within the main report.

Contains Asbestos

Not Accessed – Presumed Asbestos



No access was gained below the floor covering thoughout, due to decorative damage that would be caused.

No access was gained within the electrics as there were no isolation certificates available and they were presumed live. As there were multiple locations throughout the site this photo provides an indicative representation only and is therefore not exhaustive.