

Management Survey (with MA only)

At

**9-49 Various
Haydon Court
Swindon**

**,
SN25 1QN**

On Behalf Of:

Sanctuary Group



**ASBESTOS LOCATED
THIS REPORT CONTAINS AREAS NOT ACCESSED**

Job Number

J214472

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REPORT AUTHORITIES

This asbestos survey and subsequent report at 9-49 Various, Haydon Court, Swindon, SN25 1QN has been completed by George Dutton following a site visit (s) on 23 October 2020 on behalf of Sanctuary Group, Sanctuary House, Chamber Court, Castle Street, Worcester, Worcestershire, WR1 3ZQ.

This report has been technically reviewed by Mike Mohan on 30 Oct 2020

Approval to issue the report has been granted by the Quality Team, technical review of the report has been completed by authorised persons named below.

Below are the signatures of the report authorities:

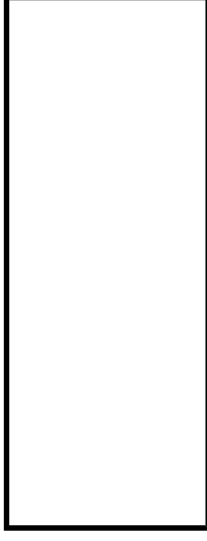
Surveyor 1 Signature:


George Dutton

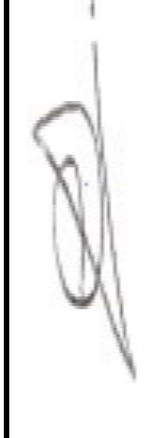
Report Technically Reviewed By:


Mike Mohan

Surveyor 2 Signature:



Report issued under the authority of the Quality / Technical Manager:


Paul Darby

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EXECUTIVE SUMMARY

Scope of Works:
Management Survey to all areas

A Management Survey was undertaken at 9-49 Various, Haydon Court, Swindon, on 23 October 2020 on behalf of Sanctuary Group to determine the asbestos materials that may exist within the scope of a Management Survey. The client specific scope of works to be read in conjunction with this report where appropriate.

Internal Notes: See notes

External Notes: See notes

Areas and rooms included in this survey were:

Building Number / Name:	Floor / Level:	Areas Name:	Area Number:
1 / Flats	External	Store room	E01
1 / Flats	External	Bin Store	E02
1 / Flats	External	Store	E03
1 / Flats	External	Store room	E04
1 / Flats	External	External	E05
1 / Flats	Ground	Corridor 1	G01
1 / Flats	Ground	Laundry	G02
1 / Flats	Ground	Guests room	G03
1 / Flats	Ground	Cleaners Cupboard	G04
1 / Flats	Ground	Wet room	G05

Building Number / Name:	Floor / Level:	Areas Name:	Area Number:
1 / Flats	Ground	Corridor 2	G06
1 / Flats	Ground	Corridor 3	G07
1 / Flats	Ground	Lounge	G08
1 / Flats	Ground	Cupboard	G09
1 / Flats	Ground	Kitchen	G010
1 / Flats	Ground	Entrance Lobby	G011
1 / Flats	Ground	Office	G012
1 / Flats	First	Stairwell 1	101
1 / Flats	First	Corridor 1	102
1 / Flats	First	Stairwell 2	103
1 / Flats	First	Tank room	104
1 / Flats	First	Store room	105
1 / Flats	Roof	Loft Space	R01

ASBESTOS REGISTER

INSPECTION BUILDING NO	LOCATION	SAMPLE NO	DESCRIPTION	EXTENT	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
1	1 / Flats	First / Stainwell 1 101 / to ceiling	GD0004521 Decorative Finishes	15m ²	Textured Coating (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	Manage and Monitor
3	1 / Flats	First / Stainwell 2 103 / to ceiling	GD0004523 Decorative Finishes	20m ²	Textured Coating (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	Manage and Monitor
11	1 / Flats	Ground / Corridor 1 G01 / to underside of stairs	GD0004528 Decorative Finishes	5m ²	Textured Coating (1)	Low Damage (1)	Surface Sealed (1)	Chrysotile (1)	Low (4)	Manage and Monitor
12	1 / Flats	Ground / Laundry G02 / to ceiling	AS GD0004528 Decorative Finishes	20m ²	Textured Coating (1)	Low Damage (1)	Surface Sealed (1)	Chrysotile (1)	Low (4)	Manage and Monitor
13	1 / Flats	Ground / Guests room G03 / to ceiling	GD0004529 Decorative Finishes	20m ²	Textured Coating (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	Manage and Monitor
18	1 / Flats	Ground / Lounge G08 / to ceiling	GD0004533 Decorative Finishes	100m ²	Textured Coating (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	Manage and Monitor
20	1 / Flats	Ground / Kitchen G010 / to ceiling	AS GD0004533 Decorative Finishes	10m ²	Textured Coating (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	Manage and Monitor
25	1 / Flats	External / Bin Store E02 / to underside of roof	GD0004534 Asbestos Cement	4lm	Asbestos Cement (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	Manage and Monitor

ASBESTOS REGISTER

INSPECTION NO	BUILDING	LOCATION	SAMPLE NO	DESCRIPTION	EXTENT	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
29	1 / Flats	External / External E05 / to underside of roof	AS GD004534	Asbestos Cement	40lm	Asbestos Cement (1)	Good Condition (0)	Surface Sealed (1)	Chrysotile (1)	Very Low (3)	Manage and Monitor

NON-ASBESTOS REGISTER

INSPECTION BUILDING NO (MA - PA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
2	1 / Flats	GD004522	Asbestos Insulating Board Rooms up to 100m ²	35m ²	Insulating Board	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
4	1 / Flats	GD004524	Asbestos Reinforced Composites Rooms up to 100m ²	14no.	Bituminous products eg roofing felt, damp proof courses, mastics, glues, thermoplastic floor tiles	0	Completely Sealed (0)	No Asbestos Detected	0	Not applicable
5	1 / Flats	GD004525	Vinyl Floor Tiles Rooms up to 100m ²	6m ²	Vinyl floor tiles	0	Completely Sealed (0)	No Asbestos Detected	0	Not applicable
6	1 / Flats	AS GD004524	Asbestos Reinforced Composites Rooms up to 100m ²	14no.	Bituminous products eg roofing felt, damp proof courses, mastics, glues, thermoplastic floor tiles	0	Completely Sealed (0)	No Asbestos Detected	0	Not applicable
7	1 / Flats	AS GD004525	Vinyl Floor Tiles Rooms up to 100m ²	6m ²	Vinyl floor tiles	0	Completely Sealed (0)	No Asbestos Detected	0	Not applicable
8	1 / Flats	GD004526	Vinyl Floor Tiles Rooms up to 100m ²	6m ²	Vinyl floor tiles	0	Completely Sealed (0)	No Asbestos Detected	0	Not applicable
9	1 / Flats	AS GD004526	Vinyl Floor Tiles Rooms up to 100m ²	4m ²	Vinyl floor tiles	0	Completely Sealed (0)	No Asbestos Detected	0	Not applicable
10	1 / Flats	GD004527	Asbestos Insulating Board Rooms up to 100m ²	21m ²	Insulating Board	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable

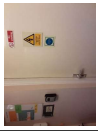
NON-ASBESTOS REGISTER

INSPECTION BUILDING NO (MA - PA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
14	1 / Flats	GD004530	Asbestos Insulating Board Rooms up to 100m ²	3m ²	Insulating Board	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
15	1 / Flats	Visual	No suspect materials visually found		-		-	-	0	No further action required
16	1 / Flats	GD004531	Asbestos Insulating Board Rooms up to 100m ²	30m ²	Insulating Board	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
17	1 / Flats	GD004532	Asbestos Insulating Board Rooms up to 100m ²	30m ²	Insulating Board	0	Surface Sealed (1)	No Asbestos Detected	0	Not applicable
19	1 / Flats	Visual	No suspect materials visually found		-		-	-	0	No further action required
21	1 / Flats	Visual	No suspect materials visually found		-		-	-	0	No further action required
22	1 / Flats	Visual	No suspect materials visually found		-		-	-	0	No further action required
24	1 / Flats	Visual	No suspect materials visually found		-		-	-	0	No further action required

NON-ASBESTOS REGISTER

INSPECTION NO (MA - PA)	BUILDING NO (MA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	ACTION
26	1 / Flats	External / Store E03	Visual	No suspect materials visually found		-		-	-	0	No further action required
27	1 / Flats	External / Store room E04	Visual	No suspect materials visually found		-		-	-	0	No further action required
28	1 / Flats	External / External E05 / to wall	GD004535	Asbestos Reinforced Composites Outdoors	200lm	Bituminous products eg roofing felt, damp proof courses, mastics, glues, thermoplastic floor tiles	0	Completely Sealed (0)	No Asbestos Detected	0	Not applicable
30	1 / Flats	Roof / Loft Space R01	Visual	No suspect materials visually found		-		-	-	0	No further action required

No Access Register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
23	1 / Flats	Ground / Electrical Cupboard G013	Electrical Cupboard		Inspect Prior to Disturbance	

Job Number: J214472
Survey Date: 23 October 2020
Site Address: 9-49 Various



Limited Access register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
N/A						

Asbestos materials were identified in the following locations:

Inspection Number / Location:	Asbestos Type / Product:	Extent:	Recommendation:
AS GD004534 - 29 / External / External E05	Chrysotile Asbestos Cement to underside of roof	40 lm	Manage and Monitor
GD004534 - 25 / External / Bin Store E02	Chrysotile Asbestos Cement to underside of roof	4 lm	Manage and Monitor
GD004528 - 11 / Ground / Corridor 1 G01	Chrysotile Decorative Finishes to underside of stairs	5 m ²	Manage and Monitor
AS GD004528 - 12 / Ground / Laundry G02	Chrysotile Decorative Finishes to ceiling	20 m ²	Manage and Monitor
GD004529 - 13 / Ground / Guests room G03	Chrysotile Decorative Finishes to ceiling	20 m ²	Manage and Monitor
AS GD004533 - 20 / Ground / Kitchen G010	Chrysotile Decorative Finishes to ceiling	10 m ²	Manage and Monitor
GD004533 - 18 / Ground / Lounge G08	Chrysotile Decorative Finishes to ceiling	100 m ²	Manage and Monitor
GD004521 - 1 / First / Stairwell 1 101	Chrysotile Decorative Finishes to ceiling	15 m ²	Manage and Monitor
GD004523 - 3 / First / Stairwell 2 103	Chrysotile Decorative Finishes to ceiling	20 m ²	Manage and Monitor

SURVEY OBJECTIVES & TECHNIQUE

Objectives

- 1) To undertake a Management Survey (with MA only) survey of the site detailed following the guidelines as detailed in HSG264 Asbestos – The survey guide and our UKAS accredited procedures. The purpose and procedures of this survey was to inspect all accessible areas within the scope of the survey and to take representative samples of any suspect materials identified. Where appropriate the survey included the inspection of any voids these would only be inspected on refurbishment or demolition surveys unless screw fixing or hatches are available.
- 2) To undertake a risk assessment of all suspect materials identified to enable the Client to formulate an Action Plan as in conformance with the Health & Safety Executive's guidance document HSG227.
- 3) To produce a report, in a database format, detailing all identified and presumed asbestos containing materials, which includes a Site Plan showing their location and data sheets detailing their risk assessments and showing a photograph of the material in-situ.

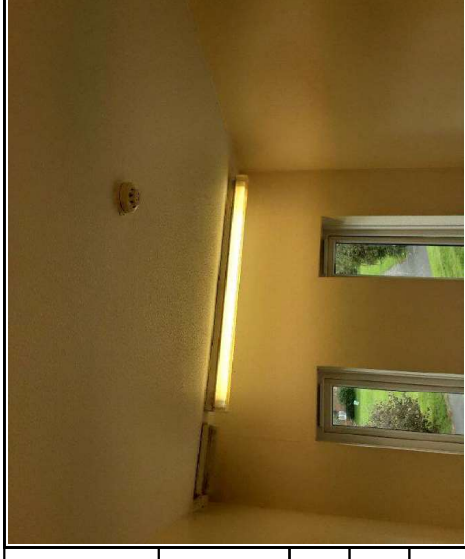
Survey Technique

- 1) Each room/area within the scope of this survey was surveyed according to the survey type requested to assess whether or not suspect materials that could potentially contain asbestos fibres are present.
- 2) Representative samples of suspect materials identified were taken and returned to our Laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248 and our UKAS accredited procedures.
- 3) Where for safety reasons (i.e. height restrictions, etc) or other physical restrictions a suspect material could not be physically sampled the material was presumed to contain asbestos and noted as such at the time of the survey. All presumed asbestos materials should be treated as containing asbestos as part of the Asbestos Management Plan until subsequent sampling and analysis deem otherwise.
- 4) Where access could not be gained into a room/area at the time of the survey this is recorded as 'No Access'. Areas identified as being No Access should be treated as containing asbestos materials as part of the Asbestos Management Plan until subsequent inspection deems otherwise.
- 5) Where access could not be fully gained into an area due to safety reasons (e.g. non boarded loft spaces) or due to physical restrictions at the time of the survey this is recorded as 'Limited Access'. Armstrong York cannot guarantee that all asbestos containing materials have been identified within in areas identified as being Limited Access. These areas should be treated as "No Access" areas for the purposes of the Management Plan although some identified asbestos materials may be recorded for these areas were access to the material could be achieved
- 6) Access into electrical plant or mechanical services would not be gained unless the services are isolated and safe. Only in a refurbishment or demolition survey would this be requested by the client.
- 7) Where a material type previously sampled in one location is visually identified as being present to other locations it was strongly presumed that these installations are of the same composition as the one sampled which was recorded as being "AS" Sample

MATERIAL ASSESSMENT SHEET

Inspection Number:	1	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Stairwell 1 101		
Sample Number:	GD004521		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	15m²		
Product Type:	Textured Coating		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	3		

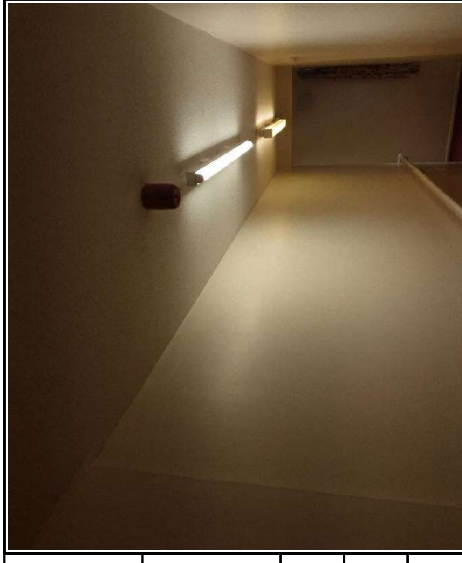
Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Concrete stairs with floor tiles above. Timber doors and frames.
Sample Comments:	N/A
Total Assessment Score:	3
Risk Assessment Category:	Very Low
Recommendation:	Manage and Monitor



MATERIAL ASSESSMENT SHEET

Inspection Number:	2	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Corridor 1 102		
Sample Number:	GD004522		
Description:	Asbestos Insulating Board		
Position:	to ceiling		
Extent:	35m²		
Product Type:	Insulating Board		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

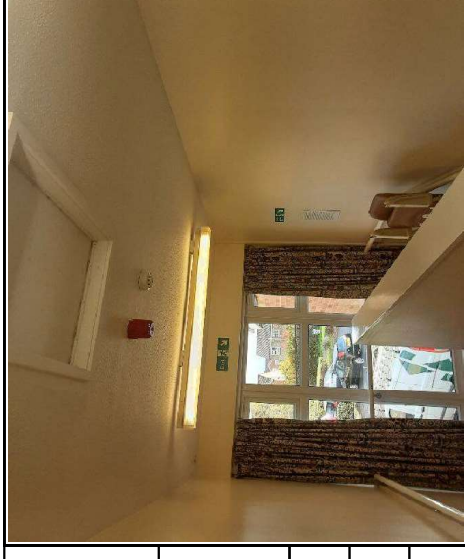
Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Timber doors and frames.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	3	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Stairwell 2 103		
Sample Number:	GD004523		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	20m²		
Product Type:	Textured Coating		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	3		

Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Concrete stairs with floor tiles above. Timber doors and frames.
Sample Comments:	N/A
Total Assessment Score:	3
Risk Assessment Category:	Very Low
Recommendation:	Manage and Monitor



MATERIAL ASSESSMENT SHEET

Inspection Number:	4	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Stairwell 1 101		
Sample Number:	GD004524		
Description:	Asbestos Reinforced Composites		
Position:	to stairs		
Extent:	14no.		
Product Type:	Bituminous products eg roofing felt, damp proof courses, mastics, glues, thermoplastic floor tiles		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Composite materials containing asbestos		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Concrete stairs with floor tiles above. Timber doors and frames.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	5	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Stairwell 1 101		
Sample Number:	GD004525		
Description:	Vinyl Floor Tiles		
Position:	to stairs		
Extent:	6m²		
Product Type:	Vinyl floor tiles		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Composite materials containing asbestos		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Concrete stairs with floor tiles above. Timber doors and frames.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	6	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Stairwell 2 103		
Sample Number:	AS GD004524		
Description:	Asbestos Reinforced Composites		
Position:	to stairs		
Extent:	14no.		
Product Type:	Bituminous products eg roofing felt, damp proof courses, mastics, glues, thermoplastic floor tiles		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Composite materials containing asbestos		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

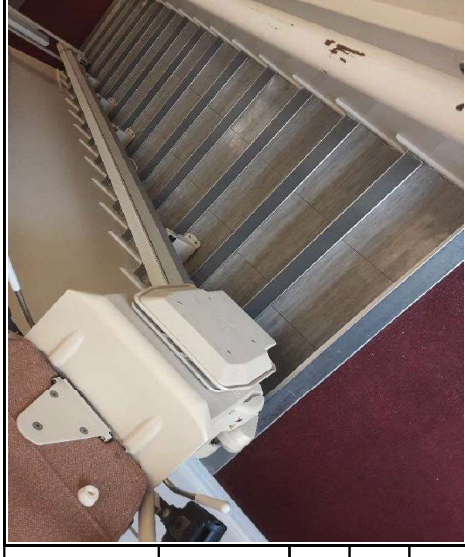
Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Concrete stairs with floor tiles above. Timber doors and frames.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	7	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Stairwell 2 103		
Sample Number:	AS GD004525		
Description:	Vinyl Floor Tiles		
Position:	to stairs		
Extent:	6m²		
Product Type:	Vinyl floor tiles		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Composite materials containing asbestos		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

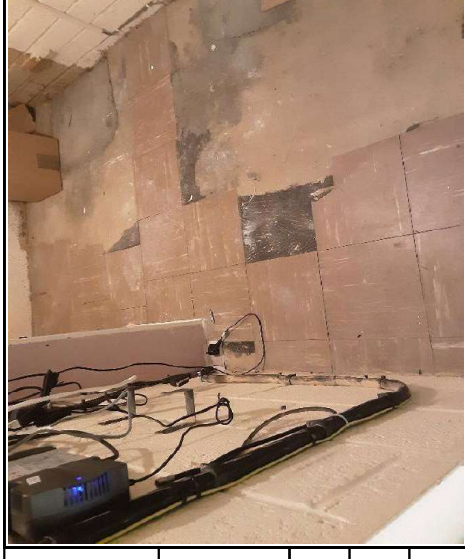
Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Concrete stairs with floor tiles above. Timber doors and frames.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	8	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Tank room 104		
Sample Number:	GD004526		
Description:	Vinyl Floor Tiles		
Position:	to floor		
Extent:	6m ²		
Product Type:	Vinyl floor tiles		
Damage & Deterioration:	Medium Damage		
Surface Treatment:	Composite materials containing asbestos		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Plasterboard ceiling solid walls. Concrete floor with floor tiles above. Copper cylinder with foam lagging. Timber door and frame.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

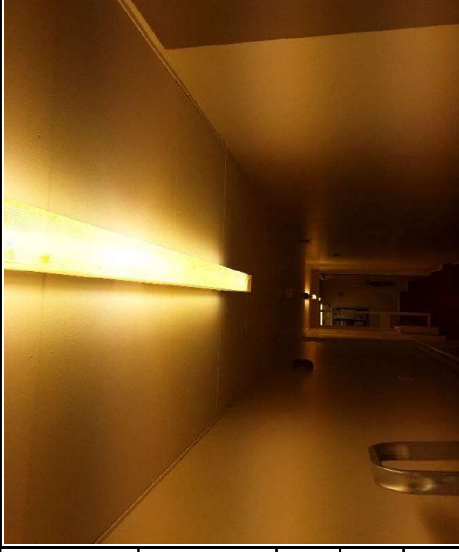
Inspection Number:	9	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	First / Store room 105		
Sample Number:	AS GD004526		
Description:	Vinyl Floor Tiles		
Position:	to floor		
Extent:	4m ²		
Product Type:	Vinyl floor tiles		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Composite materials containing asbestos		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Plasterboard ceiling solid walls. Concrete floor with floor tiles above. Timber door and frame.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	10	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Corridor 1 G01		
Sample Number:	GD004527		
Description:	Asbestos Insulating Board		
Position:	to ceiling		
Extent:	21m ²		
Product Type:	Insulating Board		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Not applicable	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

MATERIAL ASSESSMENT SHEET

Inspection Number:	11	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Corridor 1 G01		
Sample Number:	GD004528		
Description:	Decorative Finishes		
Position:	to underside of stairs		
Extent:	5m²		
Product Type:	Textured Coating		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	4		

Room Comments:	Not applicable	
Sample Comments:	N/A	
Total Assessment Score:	4	
Risk Assessment Category:	Very Low	
Recommendation:	Manage and Monitor	

MATERIAL ASSESSMENT SHEET

Inspection Number:	12	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Laundry G02		
Sample Number:	AS GD004528		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	20m²		
Product Type:	Textured Coating		
Damage & Deterioration:	Low Damage		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	4		

Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with modern plastic covering. Upvc windows with wooden sill. Timber door and frame.
Sample Comments:	N/A
Total Assessment Score:	4
Risk Assessment Category:	Very Low
Recommendation:	Manage and Monitor



MATERIAL ASSESSMENT SHEET

Inspection Number:	13	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Guests room G03		
Sample Number:	GD004529		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	20m²		
Product Type:	Textured Coating		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	3		

Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Timber doors and frames. Upvc windows with wooden sill.		
Sample Comments:	N/A		
Total Assessment Score:	3		
Risk Assessment Category:	Very Low		
Recommendation:	Manage and Monitor		



MATERIAL ASSESSMENT SHEET

Inspection Number:	14	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Cleaners Cupboard G04		
Sample Number:	GD004530		
Description:	Asbestos Insulating Board		
Position:	to ceiling		
Extent:	3m²		
Product Type:	Insulating Board		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Not applicable	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

MATERIAL ASSESSMENT SHEET

Inspection Number:	15	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Wet room G05		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

Room Comments:	Plasterboard ceiling and walls with plaster skim. Concrete floor with modern plastic covering. Ceramic toilet and cistern. Timber door and frame.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

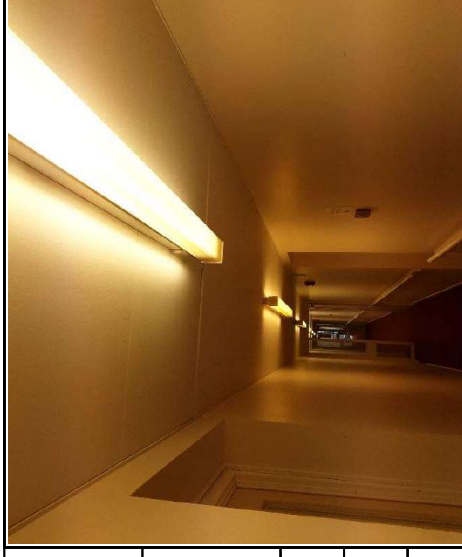
Inspection Number:	16	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Corridor 2 G06		
Sample Number:	GD004531		
Description:	Asbestos Insulating Board		
Position:	to ceiling		
Extent:	30m ²		
Product Type:	Insulating Board		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

Room Comments:	Not applicable	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

MATERIAL ASSESSMENT SHEET

Inspection Number:	17	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Corridor 3 G07		
Sample Number:	GD004532		
Description:	Asbestos Insulating Board		
Position:	to ceiling		
Extent:	30m²		
Product Type:	Insulating Board		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

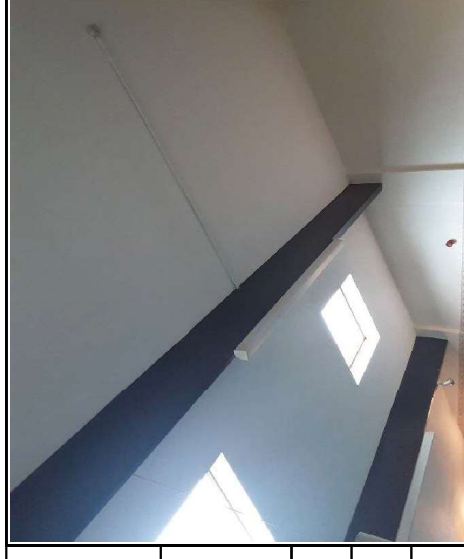
Room Comments:	Not applicable
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

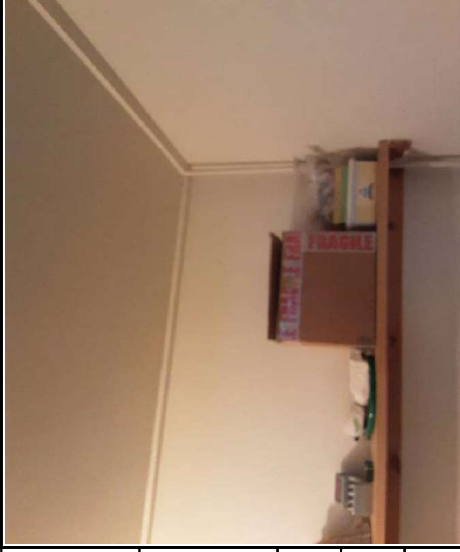
Inspection Number:	18	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Lounge G08		
Sample Number:	GD004533		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	100m²		
Product Type:	Textured Coating		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	3		

Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with carpet covering. Upvc windows with wooden sill. Timber door and frame.		
Sample Comments:	N/A		
Total Assessment Score:	3		
Risk Assessment Category:	Very Low		
Recommendation:	Manage and Monitor		



MATERIAL ASSESSMENT SHEET

Inspection Number:	19	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Cupboard G09		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

Room Comments:	Not applicable	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

MATERIAL ASSESSMENT SHEET

Inspection Number:	20	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Kitchen G010		
Sample Number:	AS GD004533		
Description:	Decorative Finishes		
Position:	to ceiling		
Extent:	10m ²		
Product Type:	Textured Coating		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	3		

Room Comments:	Plasterboard ceiling solid walls with plaster skim. Concrete floor with modern plastic covering. Timber door and frame.		
Sample Comments:	N/A		
Total Assessment Score:	3		
Risk Assessment Category:	Very Low		
Recommendation:	Manage and Monitor		



MATERIAL ASSESSMENT SHEET

Inspection Number:	21	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Entrance Lobby G011		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

Room Comments:	Plasterboard ceiling solid walls .concrete floor with carpet covering.	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

MATERIAL ASSESSMENT SHEET

Inspection Number:	22	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Office G012		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

Room Comments:	Not applicable	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

MATERIAL ASSESSMENT SHEET

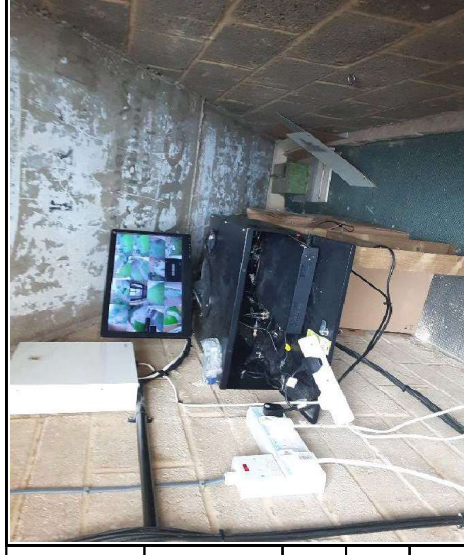
Inspection Number:	23	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Ground / Electrical Cupboard G013		
Sample Number:	Visual		
Description:	Inaccessible		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	N/A		
Material Score:	N/A		

Room Comments:	Not applicable	
Sample Comments:	N/A	
Total Assessment Score:	12	
Risk Assessment Category:		
Recommendation:	Inspect prior to disturbance	

MATERIAL ASSESSMENT SHEET

Inspection Number:	24	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	External / Store room E01		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

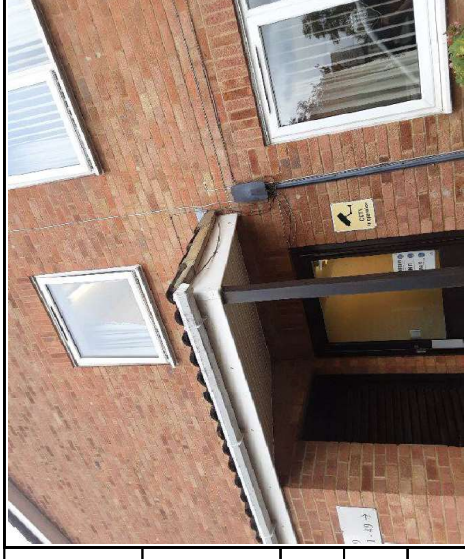
Room Comments:	Solid ceiling and walls concrete floor Timber door and frame.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	25	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	External / Bin Store E02		
Sample Number:	GD004534		
Description:	Asbestos Cement		
Position:	to underside of roof		
Extent:	4lm		
Product Type:	Asbestos Cement		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	3		

Room Comments:	Stone tiled roof. Plastic gutters and downpipes. Timber door and frame.
Sample Comments:	N/A
Total Assessment Score:	3
Risk Assessment Category:	Very Low
Recommendation:	Manage and Monitor



MATERIAL ASSESSMENT SHEET

Inspection Number:	26	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	External / Store E03		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

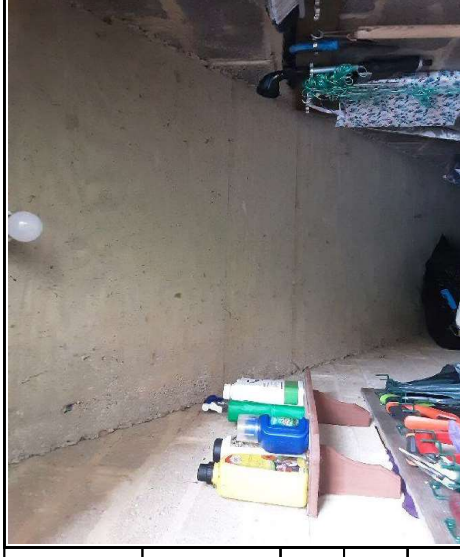
Room Comments:	Solid ceiling brick wall concrete floor. Timber door and frame		
Sample Comments:	N/A		
Total Assessment Score:	0		
Risk Assessment Category:	N/A		
Recommendation:	Not applicable		



MATERIAL ASSESSMENT SHEET

Inspection Number:	27	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	External / Store room E04		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

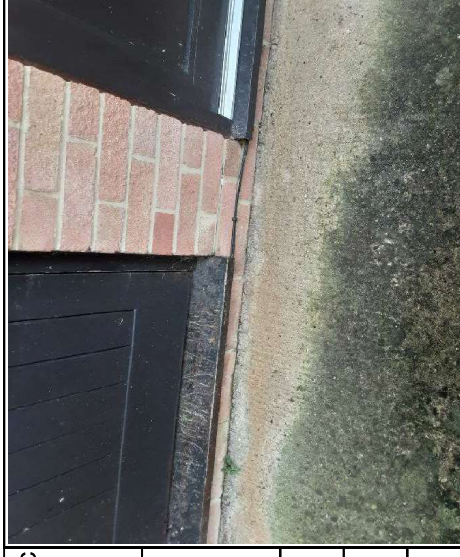
Room Comments:	Solid ceiling brick wall concrete floor. Timber door and frame.		
Sample Comments:	N/A		
Total Assessment Score:	0		
Risk Assessment Category:	N/A		
Recommendation:	Not applicable		



MATERIAL ASSESSMENT SHEET

Inspection Number:	28	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	External / External E05		
Sample Number:	GD004535		
Description:	Asbestos Reinforced Composites		
Position:	to wall		
Extent:	200lm		
Product Type:	Bituminous products eg roofing felt, damp proof courses, mastics, glues, thermoplastic floor tiles		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Composite materials containing asbestos		
Asbestos Type:	No Asbestos Detected		
Material Score:	0		

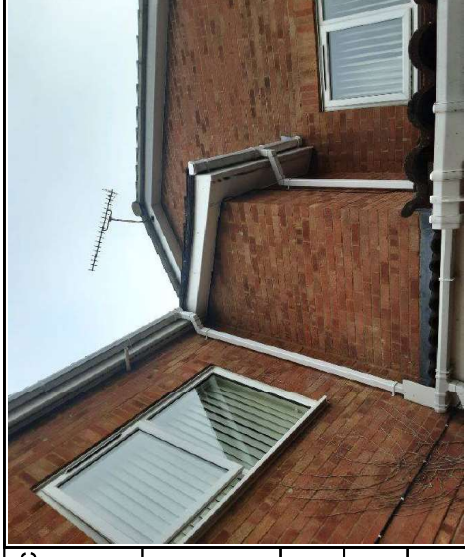
Room Comments:	Pitched stone tiled roof. Plastic gutters and downpipes. Plastic soffits. Brick walls upvc windows and doors.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



MATERIAL ASSESSMENT SHEET

Inspection Number:	29	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	External / External E05		
Sample Number:	AS GD004534		
Description:	Asbestos Cement		
Position:	to underside of roof		
Extent:	40lm		
Product Type:	Asbestos Cement		
Damage & Deterioration:	Good Condition		
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB		
Asbestos Type:	Chrysotile		
Material Score:	3		

Room Comments:	Pitched stone tiled roof. Plastic gutters and downpipes. Plastic soffits. Brick walls upvc windows and doors.		
Sample Comments:	N/A		
Total Assessment Score:	3		
Risk Assessment Category:	Very Low		
Recommendation:	Manage and Monitor		



MATERIAL ASSESSMENT SHEET

Inspection Number:	30	Intrusive Area – Yes or No:	No
Material Assessment			
Item:	Detail:		
Building:	1 / Flats		
Location:	Roof / Loft Space R01		
Sample Number:	Visual		
Description:	No suspect materials visually found		
Position:			
Extent:			
Product Type:	N/A		
Damage & Deterioration:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	-		
Material Score:	0		

Room Comments:	Modern roof felt. Timber joists with mmmf lagging above.
Sample Comments:	Inspection from hatch
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



ALGORITHM ASSESSMENTS

Material Assessment	Score	Examples of scores
Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing)
Damage/Condition	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.
Surface Treatment	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
	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, textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
	1	Chrysotile.
Asbestos Type	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

SURVEY RECOMMENDATION DETAIL – Material Assessment

The **Material Assessment** is an assessment of the likelihood of an ACM to release fibres when there is air disturbance in its locality. This assessment is used to identify the low, medium and high risk materials as a starting point for a management plan. HSG264 recommends the use of an algorithm to determine the assessment and details scores for the following parameters.

The 4 scoring areas of the algorithm are:

Product type
Extent of damage
Surface treatment
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

- a) Materials with scores of 10 or more should be regarded as HIGH RISK material – Recommended Action – Remove
- b) Materials with a score between 7 and 9 are MEDIUM RISK materials – Action – Manage & Monitor (Remove / Encapsulate) if required
- c) Materials with a score between 5 and 6 are LOW RISK – Action – Manage & Monitor (Encapsulate) if required
- d) Materials with a scores of 4 or less are VERY LOW RISK – Action – Manage & Monitor (Encapsulate) if required
- e) No Asbestos Detected in sample – No recommendation required

Material Assessments are completed at the time of the survey for all suspect materials identified. The material score is based upon the HSG 264 requirement but the specific recommendations are assessed by the surveyor on the day of survey and manually inserted. The recommendation is not automatically linked to the material / priority score therefore if debris or poor condition ACM's are reported "Remove" may be the inserted as the overall recommendation. Specific client requirements may in place at the contract review stage requesting a bespoke recommendation.

REPORT CAVEATS – Management Survey

- 1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
- 2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
- 3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
- 4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
- 5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material.
- 6) This report details the findings of the survey on the date(s) the investigation took place.
- 7) Glossary of Terms: NAD – No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulating Board, NSMVF – No Suspect Materials Visually Found
- 8 The scope and areas of the survey were defined by the client from the client's instruction.
- 9) All client documentation will be saved on Armstrong York's secure server.

BULK CERTIFICATE

			
ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD		CERTIFICATE OF ASBESTOS IDENTIFICATION	
Client:	Sanctuary Group	Report No:	J214472
Address:	Sanctuary House, Chamber Court, Castle Street, Worcester, Worcestershire,,WR1 3ZQ	Report Date:	29 Oct 2020
Site Address:	9-49 Various, Haydon Court, Swindon, ,SN25 1QN	Site Reference:	
Date Sample taken:	19 Oct 2020	Number of Samples:	15
Date Received:	26 Oct 2020	Analysed At:	Stanford Le Hope
Date Analysed:	29 Oct 2020	Internal Sample Notes:	Fibre Type Detected
Client/ Sample No	Sample Location / Description		
GD004521	1st Floor Stairwell 1 01 Decorative Finishes to ceiling		Chrysotile
GD004522	1st Floor Corridor 1 02 Asbestos Insulating Board to ceiling		No Asbestos Detected
GD004523	1st Floor Stairwell 2 03 Decorative Finishes to ceiling		Chrysotile
GD004524	1st Floor Stairwell 1 01 Asbestos Reinforced Composites to stairs		No Asbestos Detected
GD004525	1st Floor Stairwell 1 01 Vinyl Floor Tiles to stairs		No Asbestos Detected
GD004526	1st Floor Tank room 04 Vinyl Floor Tiles to floor		No Asbestos Detected
GD004527	Ground Floor Corridor 1 01 Asbestos Insulating Board to ceiling		No Asbestos Detected
GD004528	Ground Floor Corridor 1 01 Decorative Finishes to underside of stairs		Chrysotile
GD004529	Ground Floor Guests room 03 Decorative Finishes to ceiling		Chrysotile
GD004530	Ground Floor Cleaners Cupboard 04 Asbestos Insulating Board to ceiling		No Asbestos Detected
GD004531	Ground Floor Corridor 2 06 Asbestos Insulating Board to ceiling		No Asbestos Detected
GD004532	Ground Floor Corridor 3 07 Asbestos Insulating Board to ceiling		No Asbestos Detected
GD004533	Ground Floor Lounge 08 Decorative Finishes to ceiling		Chrysotile



ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD



CERTIFICATE OF ASBESTOS IDENTIFICATION

Client:	Sanctuary Group	Report No:	J214472
Address:	Sanctuary House, Chamber Court, Castle Street, Worcester, Worcestershire, WR1 3ZQ	Report Date:	29 Oct 2020
Site Address:	9-49 Various, Haydon Court, Swindon, SN25 1QN	Site Reference:	
Date Sample taken:	19 Oct 2020	Number of Samples:	15
Date Received:	26 Oct 2020	Analysed At:	Stanford Le Hope
Date Analysed:	29 Oct 2020	Internal Sample Notes:	Fibre Type Detected
Client/ Sample No	Sample Location / Description		
GD004534	External Bin Store 02 Asbestos Cement to underside of roof		Chrysotile
GD004535	External External 05 Asbestos Reinforced Composites to wall		No Asbestos Detected



ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD



CERTIFICATE OF ASBESTOS IDENTIFICATION

Client:	Sanctuary Group			
Address:	Sanctuary House, Chamber Court, Castle Street, Worcester, Worcestershire, WR1 3ZQ		Report No:	J214472
Site Address:	9-49 Various, Haydon Court, Swindon, SN25 1QN		Report Date:	29 Oct 2020
Date Sample taken:	23 Oct 2020		Site Reference:	N/A
Date Received:	26 Oct 2020		Number of Samples:	15
Date Analysed:	29 Oct 2020		Analysed At:	Stanford Le Hope

All samples will be retained for 6 months

Analysts Signatory:		Approval Signature:	
Analysed By:	Taylor Langham	Approved By:	Mike Mohan
Samples taken By:	George Dutton, Armstrong York	Survey Completed By:	GEORGE DUTTON

Samples of material referenced below have been examined to determine the presence of asbestos fibres using Armstrong York Asbestos Environmental Limited's in-house method of transmitted / polarized light microscopy and centre stop dispersion staining, based upon the HSE's "The Analysts Guide". If samples have been delivered, the site address and actual sample location is as given by the client at the time of delivery. The results of the analysis apply to the sample as received. Armstrong York Asbestos Environmental is not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Armstrong York Asbestos Environmental Limited cannot be held responsible for the interpretation of the results shown.

Armstrong York Asbestos Environmental Ltd. Stanhope Industrial Park Wharf Road Stanford Le Hope Essex SS170EH – Tel 0870 3500 375 – Fax 0870 3500 376 – Reg No 4663503 – Registered Office 1 Royal Terrace Southend-on-Sea Essex SS1 1EJ

Laboratory locations:	STANFORD LE HOPE: Stanhope Industrial Park Wharf Road Stanford Le Hope Essex SS170EH MOBILE LABORATORY: Vehicle Reg. EU11 AFJ
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SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD										Key	Identified ACM	
Address	9-49 Various, Haydon Court, Swindon,				AY Number:	J214472						
Date:	23 Oct 2020	Floor	External			Building	1 Flats					
Client:	Sanctuary Group					Surveyor	George Dutton					

Inspection 24 - No suspect materials visually found

Inspection 26 - No suspect materials visually found

Inspection 27 - Nsmvf

Inspection 28 - Asbestos Reinforced Composites

Inspection 28 - GD004535

Inspection 29 - Asbestos Cement

Inspection 29 - As GD004534

Inspection 25 - Asbestos Cement

Inspection 25 - GD004534

E01 - Store room

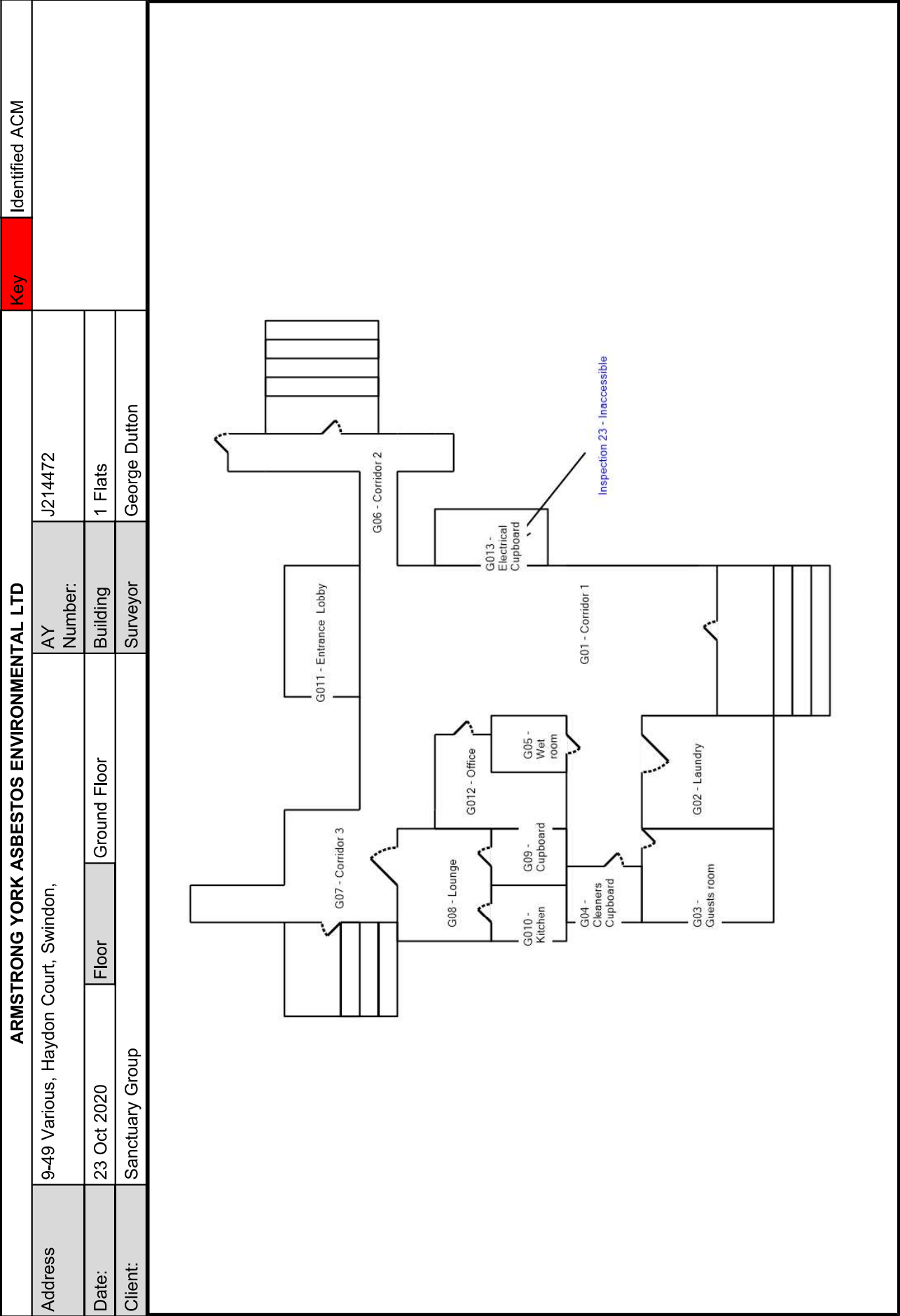
E03 - Store

E04 - Store room

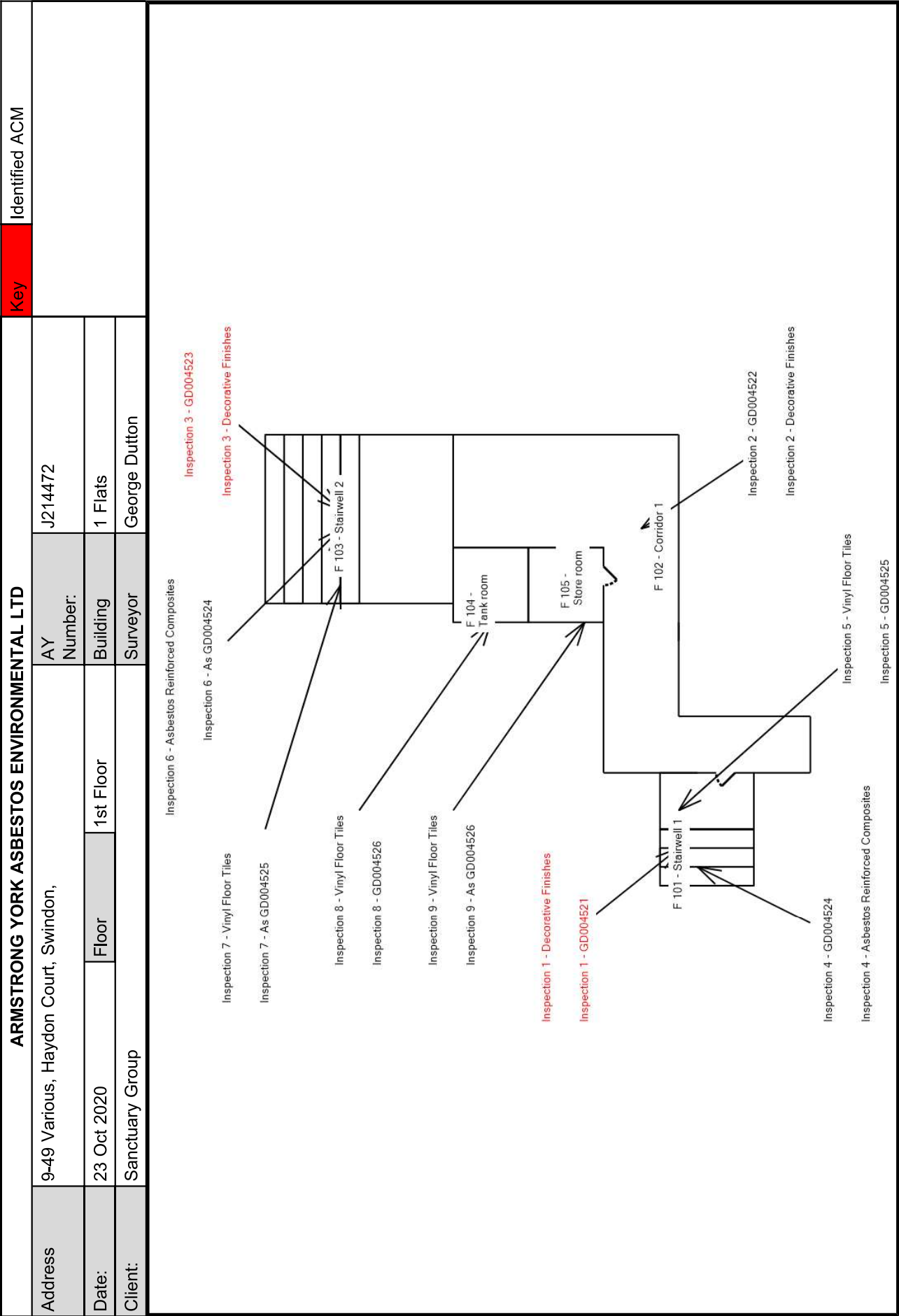
E05 - External

E02 - Bin Store

SITE PLAN



SITE PLAN



SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD					Key	Identified ACM
Address	9-49 Various, Haydon Court, Swindon,			AY Number:	J214472	
Date:	23 Oct 2020	Floor	Roof Void	Building	1 Flats	
Client:	Sanctuary Group			Surveyor	George Dutton	
Inspection 30 - No suspect materials visually found R01 - Loft Space						

Control of Asbestos Regulations 2012

The Control of Asbestos Regulations 2012 applies to most work situations involving risk of exposure to asbestos. From 12th April 2012 the Control of Asbestos Regulations will require that employers:

- a) Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- b) Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- c) Keep an up to date written record (Asbestos Register) of the location of asbestos-containing materials.
- d) Monitor the condition of asbestos-containing materials.
- e) Make a written assessment of the risk of exposure from asbestos
- f) Prepare and implement a management plan to control asbestos-related health risks, including measures to ensure that:
 - 1) Material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
 - 2) Material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
 - 3) Information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health and Safety Regulations

Under Section 2 of the Health and Safety at Work etc. Act 1974, employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises. Other regulations embodied in the HSWA require employers to ensure that:

- a) Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- b) Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- c) The number of workers exposed to asbestos is kept to a minimum.
- d) Information on the location of asbestos is made available to any person likely to be exposed to ACM's.
- e) Training is given to anyone liable to be exposed to asbestos.

TERMS & CONDITIONS

General

- 1.1 The Employer warrants and undertakes that you have obtained and paid for all the necessary access, certificates, licenses, permits, permissions and consents required by Statute or any order or regulation made there under or by any regulation or by-law of any authority or statutory undertaker.
- 1.2 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has based prices on the current rates for staff, labour, plant, stores and materials and we would require to be reimbursed for any increase that may occur between the date of this offer and the date of completion of the Works.
- 1.3 Unless explicitly stated within our offer ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has made no allowance for working abnormal hours, outside of Monday to Friday 0800 to 1800hrs working, excluding where these constitute a Bank Holidays and should you require such overtime to be worked, then we would charge for any additional costs involved, except where explicitly stated as a consequence.
- 1.4 No allowance is made in our offer for escalation of incentive payments including fall back and condition monies resulting from any industrial dispute of local or national origin, or enhancement of incentive payments emanating from sources outside our control. In these events we shall require to be reimbursed for all such additional payments to our operatives which cannot be related to specific advancement in productivity levels and which are due solely to external influence beyond our control.
- 1.5 No allowance is made in our offer for enforced disruption or suspension of the Works arising from any form of industrial action beyond our control whether in the allied industries or any other local or national stoppage. Should any period of disruption occur or be anticipated, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to negotiate with the Employer the demobilisation of our resources until such time as we may resume normal working. In this event we shall require to be reimbursed for any necessary remobilisation costs and will establish with the Employer any necessary extension to our Contract Period.
- 1.6 Payment, referenced to this offer, shall be made by cheque payable to "ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD" or BACS payment to the account indicated on the invoice.
- 1.7 Our price is exclusive of any allowance for VAT. When payment is made VAT, if appropriate, should be added at the current standard rate.

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- 1.8 Accounts will be rendered monthly as the Work proceeds. Payment of accounts without retention or discount is required within **thirty days from date of invoice** interest being chargeable on overdue accounts at **8%** above the Average Base Lending Rate of the four major clearing banks.
- 1.9 Our offer will remain open for acceptance for a period of 30 days from the date on our covering letter. If for any reason ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD is not permitted to commence the Work within 30 days of acceptance of our offer, we reserve the right to re-negotiate the rates.
- 1.10 Any rates quoted or standard schedules included relate to Works within the United Kingdom unless specifically stated to the contrary.
- 1.11 Reports and all other records provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD are private and confidential between the Employer and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and they may not be used or relied upon by any other party without the prior consent of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.12 Title in the reports together with all the information contained therein and all data generated under the contract between ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and the Employer shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD until the Employer has discharged all its obligations under Sections 1.6 to 1.8 inclusive above, whereupon the benefit shall be solely for the Employer, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD assuming no obligations to third parties
- 1.13 Notwithstanding Condition 1.12 above, copyright and all intellectual property rights in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD for the Employer, shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.14 Under no circumstances, shall ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD be liable to the Employer for any indirect or consequential loss suffered by the Employer relying on the information included in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD including (without limitation) loss of profit, loss of contracts or pure economic loss; ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability under this contract is limited to loss or damages to goods or samples of the Employer caused by the proven negligence or breach of contract by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD. Unless otherwise stated liquidated damages under this contract shall be nil.
- 1.15 Where the Employer intends to use any report or information provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, or any report and information becomes involved in litigation, then the Employer will both advise ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD in writing and seek the approval prior to using the report. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to refuse to provide a report for use in litigation.

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- 1.16 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD can accept no liability for any damage or the consequence of any damage to mains and services such as cables, pipes, sewers, etc, the positions and nature of which are not clearly indicated in writing to us prior to the commencement of the Work. The rights and obligations under this condition shall be unaffected by any electronic or other searches we have made.
- 1.17 Permission for access and investigation where necessary shall be obtained by the Employer. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, have made no allowance for payment of wayleaves or for reinstatement or for compensation for unavoidable damage. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall charge for any additional costs incurred.
- 1.18 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall require payment at the appropriate hourly rate for all delays due to circumstances beyond our control.
- 1.19 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD liability under any contract for laboratory testing shall be strictly limited to the invoice value of the analyses performed.
- 1.20 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall use all reasonable endeavours to meet quoted completion dates. However, time is not the essence of the contract and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall not be liable in cases of late reporting, however caused, nor shall lateness be deemed to be a breach of contract or an act of negligence.
- 1.21 Testing and/or analysis reports refer only to the actual samples on which testing has been performed. No report shall be read as implying that any sample or mass from which the sample was drawn is fit for any intended purpose unless explicitly stated in writing by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.22 Any contract for consulting services shall be based on the Change as agreed issued by the Institution of Civil Engineers except where they are amended by the conditions herein.
- 1.23 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's total liability under a contract solely for advisory and consulting services shall be limited to one million pounds sterling unless amended by particular contract correspondence.
- 1.24 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability if proven under a contract where no advisory or consulting services have been provided shall be limited to the value of the specific work undertaken for the portion of the works related to the claim.

- 1.25 This offer is made in accordance with the provisions outlined in The Construction (Design and Management) Regulations 1994 under which the contracted Division of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD will act as Contractor or Principal Contractor, as appropriate.
- 1.26 The total liability of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD to the Employer whether as to specie, quantum or duration of liability, is set out in the contract between the Employer and ARMSTRONG-YORK ASBESTOS ENVIRONMENTAL LTD and no other obligations are to be implied into the contract, whether as to the giving of bonds, warranties or guarantees.
- 1.27 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD conducts a strict confidentiality policy which is signed by all staff.
- 1.28 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD Internal/external Documents are controlled within a controlled document system.
- 1.29 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD uses password protection, server back up and access control to all of it computer systems