

# Management Survey with part Refurbishment

On Behalf Of

Swindon Borough Council

Date of Survey: 05/02/2016

First Annual Reinspection Due: 05/02/2017

Survey Reference Number: A-04697



VOID  
5 Lewisham Close  
Moreton  
Swindon  
SN25 3EF

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## Section 1: Contact Information

### CLIENT

Swindon Borough Council  
Waterside Park  
Darby Close  
Cheney Manor Industrial Estate  
Swindon  
Wiltshire  
SN2 2PN

### CONTACT

Dave Huckin  
**Tel:** 07786 020838 / 07837 538886  
**Fax:**  
**Email:** DHuckin@swindon.gov.uk

### SITE ADDRESS

5 Lewisham Close  
Moredon  
Swindon  
SN25 3EF

### CONTACT

VOID  
**Tel:** N/A

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### INSTRUCTION PARTY

Swindon Borough Council  
Waterside Park  
Darby Close  
Cheney Manor Industrial Estate  
Swindon  
Wiltshire  
SN2 2PN

### CONTACT

**Tel:** 07786 020838 / 07837 538886  
**Fax:**  
**Email:**

### ASBESTOS CONSULTANT

ASI Environmental Ltd  
6 Testwood Lane  
Totton  
Southampton  
SO40 3AQ

**Tel:** 02380 427750  
**Fax:** 02380 668755  
**Freephone:** 0800 161 33 84

## Section 2: Introduction

### 2.1 Executive Summary

A.S.I. Environmental Ltd received a request from Swindon Borough Council to undertake an asbestos survey at the premises known as:

5 Lewisham Close

Moredon

Swindon

on behalf of Swindon Borough Council.

The areas of the premises inspected during this Management Survey with part Refurbishment are as indicated by the site diagrams (Appendix I). The survey generally progresses through a building subdivided into areas (usually rooms) and findings are referenced by floor level and area. The outsides of the structure are listed separately under 'Externals'.

**Areas not accessed during the survey** are summarised as follows. These should be presumed to contain asbestos:

Entry	Floor	Location	Description
006	Ground Floor	Lounge - Behind Fireplace	No access behind fireplace - no gas certificate available

**Asbestos Containing Materials (ACMs)** identified during the survey have been assessed for their condition at the time of inspection. This information has been used to categorise each one according to its potential to release fibres, if disturbed. This ranges over: high, medium, low and very low risks. Any which have been rated as these are listed below.

Entry	Floor	Location	Description	Recommendation	Associated Risk
001	Ground Floor	Kitchen	Floor - Floor Tile + Adhesive	Remove if affected by works	Very Low
002	Ground Floor	Store 1	Floor - Floor Tile + Adhesive	Remove if affected by works	Very Low
002	Ground Floor	Store 1	Shelf - Asbestos Cement	Manage	Very Low
003	Ground Floor	Hall	Woven textile insulation - Well Bound Material	Inspection Required	Very Low
003	Ground Floor	Hall	Floor - Floor Tile + Adhesive	Manage	Very Low
004	Ground Floor	Store 2	Floor - Floor Tile + Adhesive	Manage	Very Low
005	Ground Floor	Bathroom	Floor - Bitumen Adhesive	Manage	Very Low
005	Ground Floor	Bathroom	Cistern - Reinforced Composite	Manage	Very Low
006	Ground Floor	Lounge	No Access into Behind Fireplace	Inspection Required	-

## Survey Reference No A-04697

<b>Entry</b>	<b>Floor</b>	<b>Location</b>	<b>Description</b>	<b>Recommendation</b>	<b>Associated Risk</b>
006	Ground Floor	Lounge	Floor - Floor Tile + Adhesive	Manage	Very Low
007	Ground Floor	Bedroom 1	Floor - Floor Tile + Adhesive	Manage	Very Low
012	Ground Floor	External	Soffit - Cement	Manage	Very Low

## **2.2 General Site Information**

The premises surveyed comprise the following:

Property Type: Domestic

Approx Building Age: 1970s

This Asbestos Management Survey aims to locate, as far as is reasonably practicable, the presence and extent of any suspected asbestos containing materials (ACMs) which could be damaged or disturbed during normal occupancy of the areas surveyed and assess their condition. The resulting information should be used to implement an asbestos management plan in accordance with HSE guidance.

Surveying methods used are ASI in-house procedures which are based on HSE guidance document HSG 264. Variations and deviations from these methods, if any, are detailed below.

### Areas included in the survey:

Undertake a Refurbishment Survey- including sample taking (not exceeding 5 Nr samples) analysis and reporting to a prescribed area of an occupied single domestic dwelling. Together with a Management survey to the rest of the property refurb to kitchen due to renewal

The areas included in the survey are as indicated by the site diagrams (Appendix I).

### Areas excluded from the scope of this survey:

The following areas are not covered by this survey. These, if any, are in addition to any individual 'no access' areas which may have been recorded in areas within the scope of the survey.

N/A

The surveyors attending site were:

Daniel Ward

The survey was completed on the 05/02/2016.

## Section 3: Survey Results Summary

### 3.1 Guidance

#### Non-Accessible

Non-accessible areas are recorded where an area is inaccessible to the surveyors. Non accessed areas should be regarded as containing asbestos until they can be assessed by a competent person.

#### Presumed / Strongly Presumed

In the absence of any other information or if the surveyor cannot gain full access to a suspicious area or material, it must be PRESUMED that asbestos is present and the asbestos type present is AMPHIBOLE.

If the surveyor observes that a material is identical in composition to a previously identified ACM, then it may be STRONGLY PRESUMED. A strong presumption of asbestos content may also be made when a product type is identified which is known for example by age, brand and composition or may have visible asbestos fibres.

#### Referred Samples

When similar materials or products are encountered in separate locations, the item may be sampled once and subsequent occurrences referred back to this initial sample for their method of identification. The referred samples will therefore take on the same analysis result as the original by recording a strong presumption of the asbestos fibre content.

#### Accessibility

Items recorded during the survey will be assessed by the surveyor for their level of accessibility to any occupants of that room or area. This is done by allocating one of the four categories; usually inaccessible, occasionally, easily, routinely.

### 3.2 Survey Results – Asbestos Summary

ASI Job Ref: A-04697

Site: 5 Lewisham Close, Moredon, Swindon

Inspection Date: 05/02/2016

Entry	Building	Floor	Area	Item Description	Identification Method	Asbestos Fibre Type(s)	Approx. Extent	Material Risk	Accessibility	Room Note
001	5 Lewisham Close	Ground Floor	Kitchen	Floor - Floor Tile + Adhesive	Previously Sampled	Chrysotile	6 m <sup>2</sup>	Very Low	Medium	Wall: Brick / Block Floor: Concrete Boiler: Modern Sink pad: Modern Floor: Modern Vinyl Floor Lay Ceiling: Plasterboard Other: No change since last survey
002	5 Lewisham Close	Ground Floor	Store 1	Floor - Floor Tile + Adhesive	Previously Sampled	Chrysotile	2 m <sup>2</sup>	Very Low	Easy	Wall: Brick / Block Floor: Concrete Ceiling: Plasterboard Other: No change since last survey
002	5 Lewisham Close	Ground Floor	Store 1	Shelf - Asbestos Cement	Previously Sampled	Chrysotile	1 no	Very Low	Medium	Wall: Brick / Block Floor: Concrete Ceiling: Plasterboard Other: No change since last survey



Entry	Building	Floor	Area	Item Description	Identification Method	Asbestos Fibre Type(s)	Approx. Extent	Material Risk	Accessibility	Room Note
003	5 Lewisham Close	Ground Floor	Hall	Floor - Floor Tile + Adhesive	Sample 01	Chrysotile	6 m <sup>2</sup>	Very Low	Medium	Wall: Brick / Block Floor: Concrete Ceiling: Plasterboard Other: No change since last survey
003	5 Lewisham Close	Ground Floor	Hall	Woven textile insulation - Well Bound Material	Presumed	Presumed	1 lin m	Very Low	Difficult	Wall: Brick / Block Floor: Concrete Ceiling: Plasterboard Other: No change since last survey
004	5 Lewisham Close	Ground Floor	Store 2	Floor - Floor Tile + Adhesive	Refer to 01	Chrysotile	2 m <sup>2</sup>	Very Low	Medium	Wall: Brick / Block Floor: Concrete Ceiling: Plasterboard
005	5 Lewisham Close	Ground Floor	Bathroom	Cistern - Reinforced Composite	Sample 03	Amosite	1 no	Very Low	Easy	Wall: Brick / Block Floor: Concrete Floor: Modern Vinyl Floor Lay Ceiling: Plasterboard Boxing: Timber Other: No Bath Present
005	5 Lewisham Close	Ground Floor	Bathroom	Floor - Bitumen Adhesive	Sample 02	Chrysotile	6 m <sup>2</sup>	Very Low	Medium	Wall: Brick / Block Floor: Concrete Floor: Modern Vinyl Floor Lay Ceiling: Plasterboard Boxing: Timber Other: No Bath Present

Entry	Building	Floor	Area	Item Description	Identification Method	Asbestos Fibre Type(s)	Approx. Extent	Material Risk	Accessibility	Room Note
006	5 Lewisham Close	Ground Floor	Lounge	Floor - Floor Tile + Adhesive	Refer to 01	Chrysotile	16 m <sup>2</sup>	Very Low	Medium	Wall: Brick / Block Floor: Concrete Behind Fireplace: No Access Gained Ceiling: Plasterboard Other: Floor tiles found beneath carpet No access behind fireplace - no gas certificate available
006	5 Lewisham Close	Ground Floor	Lounge	Behind Fireplace - No Access Gained	No Access	N/A	-	-	-	Wall: Brick / Block Floor: Concrete Behind Fireplace: No Access Gained Ceiling: Plasterboard Other: Floor tiles found beneath carpet No access behind fireplace - no gas certificate available
007	5 Lewisham Close	Ground Floor	Bedroom 1	Floor - Floor Tile + Adhesive	Refer to 01	Chrysotile	12 m <sup>2</sup>	Very Low	Medium	Wall: Brick / Block Floor: Concrete Ceiling: Plasterboard Other: Floor tiles found beneath carpet
012	5 Lewisham Close	Ground Floor	External	Soffit - Cement	Sample 04	Amosite, Chrysotile	24 lin m	Very Low	Easy	Roof: Modern DPC: Modern Rainwater Goods: Plastic

### 3.3 Survey Results – Non Asbestos Summary

ASI Job Ref: A-04697

Site: 5 Lewisham Close, Moredon, Swindon

Inspection Date: 05/02/2016

Entry	Building	Floor	Area	Item Description	Identification Method	Asbestos Type(s)	Fibre	Approx. Extent	Room Note
008	5 Lewisham Close	Ground Floor	Loft	No suspect materials found	N/A	N/A			Insulation: MMMF Insulation Roofing felt: Modern Water Tank: Plastic Loft Hatch: Timber
009	5 Lewisham Close	Ground Floor	Lobby	No suspect materials found	N/A	N/A			Walls: Brick / Block Floor: Ceramic Ceiling: Plasterboard
010	5 Lewisham Close	Ground Floor	Store 3	No suspect materials found	N/A	N/A			Walls: Concrete Floor: Concrete Ceiling: Timber
011	5 Lewisham Close	Ground Floor	Store 4	No suspect materials found	N/A	N/A			Walls: Concrete Floor: Concrete Ceiling: Timber

## Section 4: Asbestos Register

### Survey Details

<b>Entry Number</b>	001
<b>Lead Surveyor</b>	Daniel Ward
<b>Inspection Type</b>	Management part Refurb
<b>Inspection Date</b>	05/02/2016
<b>Next Inspection Date</b>	05/02/2017

### Item Details

<b>Area Title</b>	Kitchen
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Floor Tile + Adhesive
<b>Sample Reference</b>	Previously Sampled
<b>Item Description</b>	Floor : Floor Tile + Adhesive
<b>Estimated Extent</b>	6 m <sup>2</sup>



### Material Algorithm

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		2

### Material Categories

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

### Material Assessment

<b>Material Factor Rating</b>	Result from Material Assessment (above)	2
<b>Material Category</b>	Potential for fibre release	Very Low

### Advised Actions

Remove if affected by works - Should this item be affected by the upcoming planned works then it should be removed in accordance with current legislation, if not then the item can be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.  
Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 002  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Store 1
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Asbestos Cement
<b>Sample Reference</b>	Previously Sampled
<b>Item Description</b>	Shelf: Asbestos Cement
<b>Estimated Extent</b>	1 no



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	1
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		3

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	3
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 002  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Store 1
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Floor Tile + Adhesive
<b>Sample Reference</b>	Previously Sampled
<b>Item Description</b>	Floor: Floor Tile + Adhesive
<b>Estimated Extent</b>	2 m <sup>2</sup>



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Low Damage	1
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		3

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	3
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Remove if affected by works - Should this item be affected by the upcoming planned works then it should be removed in accordance with current legislation, if not then the item can be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 003  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Hall
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Floor Tile + Adhesive
<b>Sample Reference</b>	S001
<b>Item Description</b>	Floor : Floor Tile + Adhesive
<b>Estimated Extent</b>	6 m <sup>2</sup>



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		2

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	2
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

## Survey Reference No A-04697

### Survey Details

<b>Entry Number</b>	003
<b>Lead Surveyor</b>	Daniel Ward
<b>Inspection Type</b>	Management part Refurb
<b>Inspection Date</b>	05/02/2016
<b>Next Inspection Date</b>	05/02/2017

### Item Details

<b>Area Title</b>	Hall
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Well Bound Material
<b>Sample Reference</b>	Presumed
<b>Item Description</b>	Woven textile insulation: Well Bound Material
<b>Estimated Extent</b>	1 lin m



### Material Algorithm

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Presumed	1
<b>Material Factor Rating</b>		2

### Material Categories

Material Factor	Potential for Fibre Release
>= 10	High
7 - 9	Medium
5 - 6	Low
2 - 4	Very Low

### Material Assessment

<b>Material Factor Rating</b>	Result from Material Assessment (above)	2
<b>Material Category</b>	Potential for fibre release	Very Low

### Advised Actions

Inspection Required - It was not possible to access and inspect the area or item during the survey. Presume asbestos material is present until full inspection is completed.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder



**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 004  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Store 2
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Floor Tile + Adhesive
<b>Sample Reference</b>	Refer to 001
<b>Item Description</b>	Floor : Floor Tile + Adhesive
<b>Estimated Extent</b>	2 m <sup>2</sup>



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		2

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	2
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 005  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Bathroom
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Reinforced Composite
<b>Sample Reference</b>	S003
<b>Item Description</b>	Cistern: Reinforced Composite
<b>Estimated Extent</b>	1 no



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Amosite	2
<b>Material Factor Rating</b>		3

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	3
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 005  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Bathroom
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Bitumen Adhesive
<b>Sample Reference</b>	S002
<b>Item Description</b>	Floor : Bitumen Adhesive
<b>Estimated Extent</b>	6 m <sup>2</sup>



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		2

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	2
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 006  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Lounge
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Floor Tile + Adhesive
<b>Sample Reference</b>	Refer to 001
<b>Item Description</b>	Floor : Floor Tile + Adhesive
<b>Estimated Extent</b>	16 m <sup>2</sup>



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		2

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	2
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 006  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Lounge
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	No Access Gained
<b>Sample Reference</b>	No Access
<b>Item Description</b>	Behind Fireplace: No Access Gained
<b>Estimated Extent</b>	-



**Material Algorithm**

<b>Product Type</b>	-	-
<b>Treatment</b>	Refer to Appendix III	-
<b>Damage Extent</b>	-	-
<b>Asbestos Type</b>	-	-
<b>Material Factor Rating</b>		-

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
<b>&gt;= 10</b>	High
<b>7 – 9</b>	Medium
<b>5 – 6</b>	Low
<b>2 – 4</b>	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	-
<b>Material Category</b>	Potential for fibre release	-

**Advised Actions**

Inspection Required - It was not possible to access and inspect the area or item during the survey. Presume asbestos material is present until full inspection is completed.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 007  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	Bedroom 1
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Floor Tile + Adhesive
<b>Sample Reference</b>	Refer to 001
<b>Item Description</b>	Floor : Floor Tile + Adhesive
<b>Estimated Extent</b>	12 m <sup>2</sup>



**Material Algorithm**

<b>Product Type</b>	Asbestos reinforced composites etc.	1
<b>Treatment</b>	Refer to Appendix III	0
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Chrysotile	1
<b>Material Factor Rating</b>		2

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	2
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

**Survey Reference No A-04697**

**Survey Details**

**Entry Number** 012  
**Lead Surveyor** Daniel Ward  
**Inspection Type** Management part Refurb  
**Inspection Date** 05/02/2016  
**Next Inspection Date** 05/02/2017

**Item Details**

<b>Area Title</b>	External
<b>Floor / Level</b>	Ground Floor
<b>Product Type</b>	Cement
<b>Sample Reference</b>	S004
<b>Item Description</b>	Soffit: Cement
<b>Estimated Extent</b>	24 lin m



**Material Algorithm**

<b>Product Type</b>	N/A	0
<b>Treatment</b>	Refer to Appendix III	1
<b>Damage Extent</b>	Good Condition	0
<b>Asbestos Type</b>	Amosite, Chrysotile	2
<b>Material Factor Rating</b>		3

**Material Categories**

<b>Material Factor</b>	<b>Potential for Fibre Release</b>
>= 10	High
7 – 9	Medium
5 – 6	Low
2 – 4	Very Low

**Material Assessment**

<b>Material Factor Rating</b>	Result from Material Assessment (above)	3
<b>Material Category</b>	Potential for fibre release	Very Low

**Advised Actions**

Manage - Condition and surface treatment are adequate for the material to be left in place. Asbestos warning stickers may be applied.

This advised action is the opinion of the surveyor on site at the time of inspection.

Asbestos management decisions are the responsibility of the duty holder

## Section 5: Asbestos Management

### 5.1 Summary

Asbestos management is a legal duty under regulation 4 of the Control Of Asbestos Regulations 2012. The person responsible, known as 'the duty holder' is usually the owner or leaseholder of the premises. In practice, the person managing the maintenance and repair of a building must manage any asbestos in it. The regulation currently applies to all non domestic buildings and common areas of residential rented buildings.

The purpose of this survey is to record the location and condition of asbestos containing materials (ACMs).

This information needs to be made easily accessible to all building users, particularly maintenance workers or contractors.

Ongoing asbestos management requires assigning responsibility for the tasks involved which would include:

- Drawing up a priority action list to deal with any damaged or vulnerable materials e.g. removal, repair or encapsulation / enclosing.
- Regular inspection of ACMs left in place (<1 year interval)
- Recording and updating of information.
- Making presence of ACMs known to any relevant people and provide information. This means making updated records available and could include applying warning labels to ACMs and providing training.

### 5.2 HSE Guidance

Guidance on asbestos management is available from the HSE website [www.hse.gov.uk/pubns](http://www.hse.gov.uk/pubns). HSE books are available as free downloads (PDF)



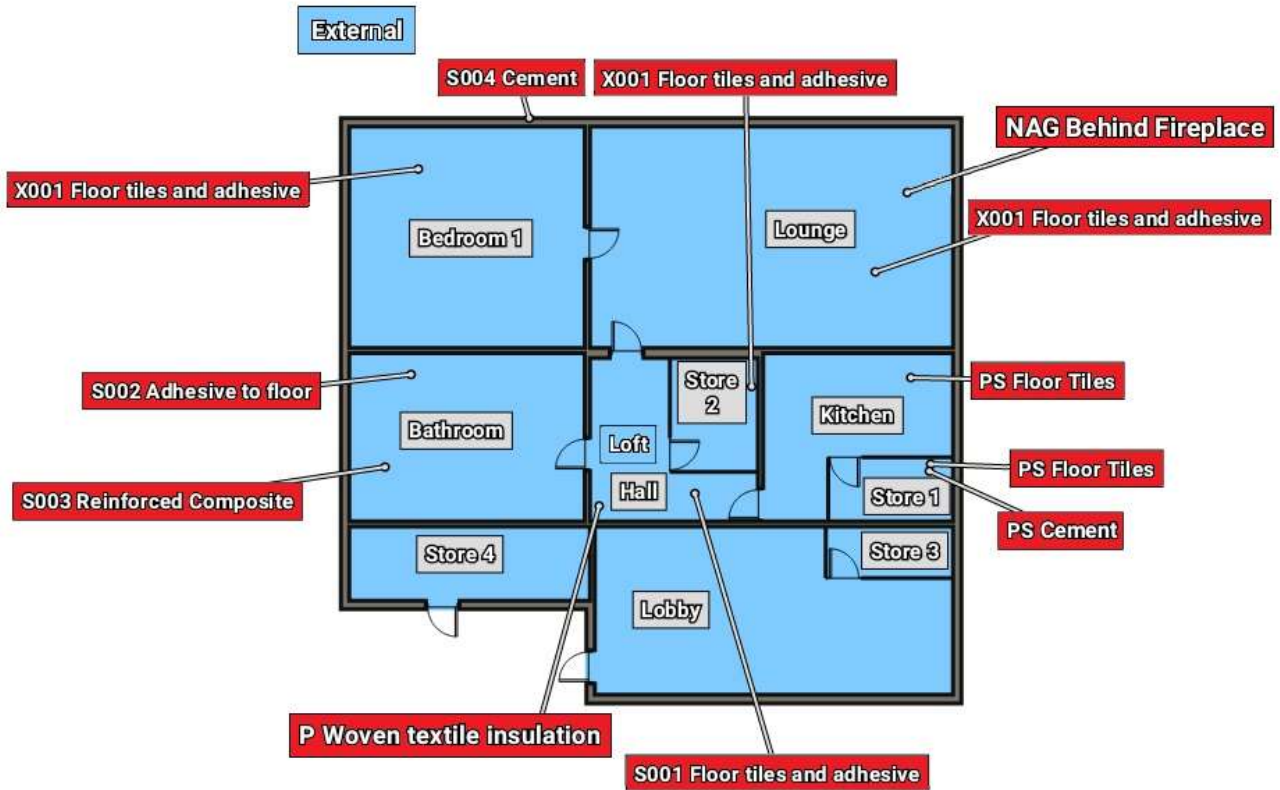
# Appendix I - Floor Plans

Survey Reference No A-04697

Site: 5 Lewisham Close, Moredon, Swindon

Inspection Date: 05/02/2016

- Red **S** = Sample point- Asbestos material found
- Grey **S** = Sample point - No Asbestos found
- Red **X** = Cross referenced item - Asbestos found
- Grey **X** = Cross referenced it - No Asbestos found
- Red **P** = Presumed Asbestos containing material
- Room  = Non accessed room
- Red **NAG** = Non accessed item
- Grey **PS** = Previously sampled item - No Asbestos found
- Red **PS** = Previously sampled item - Asbestos found



## Appendix II – Bulk Sample Certificate

### ASBESTOS FIBRE IDENTIFICATION CERTIFICATE

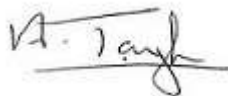
<b>Job Reference No.:</b>	A-04697	<b>Report Date:</b>	08/02/2016
<b>Client:</b>	Swindon Borough Council	<b>Source:</b>	ASI Environmental
<b>Client Address:</b>	Waterside Park Darby Close Cheney Manor Industrial Estate Swindon Wiltshire SN2 2PN	<b>No. of Samples Received:</b>	4
<b>FAO:</b>	Dave Huckin	<b>Date Received:</b>	08 February 2016
<b>Site Address:</b>	5 Lewisham Close Moredon Swindon SN25 3EF	<b>Date Analysed:</b>	08 February 2016
		<b>Client Job Number:</b>	

#### Method of Analysis

Sample identification was carried out using Polarised Light Microscopy coupled with McCrone Dispersion staining techniques in accordance with the documented in-house method based on HSE guidance notes HSG248. (*Asbestos: The Analysts Guide for Sampling Analysis and Clearance Procedures*).

Sample No.	Location	Item	Product Type*	Asbestos Type Detected	Sample Notes
01	Hall	Floor	Thermoplastic Floor Tile	Chrysotile	Positive bitumen adhesive attached
02	Bathroom	Floor	Well Bound Material	Chrysotile	
03	Bathroom	Cistern	Reinforced Composite	Amosite	
04	External	Soffit	Asbestos Cement	Amosite, Chrysotile	

**Analysed By:** Andre Taylor **Laboratory Manager**  
**Authorised By:** Andre Taylor **Laboratory Manager**



**ASI Environmental does not accept any responsibility for information provided by the client or the manner in which samples are taken by the client and delivered to ASI Environmental for analysis.**

#### Notes

- Sample(s) collected are analysed for the presence of six types of asbestos fibres – Crocidolite-blue, Amosite-brown, Chrysotile-white, Anthophyllite, Actinolite and Tremolite.
- Opinions and interpretations are identified by an \* are outside the scope of the laboratory's UKAS accreditation.
- NADIS indicates there is NO Asbestos detected in sample.

## Appendix III

### Key to Material Assessment Algorithms

This key outlines the scoring method used to compute the Material Risks reported in the Asbestos Summary and Register sections.

Material assessments are conducted in line with the procedures outlined in HSG 264.

This key details all parameters of the Material Assessment Algorithm. Each parameter is assigned a weighting according to the physical property of the material observed at the time of the inspection or resulting from sample analysis.

The sum of the weightings provides the Material Factor Rating.

#### Product Types

Weighting = 1

Asbestos Cement  
Textured Coating  
Reinforced Composite  
Well Bound Material

Weighting = 2

Asbestos Insulation Board  
Asbestos Textiles/Paper

Weighting = 3

Asbestos Insulation/Coating

#### Existing Surface Treatment

Weighting Scores

Reinforced Plastics/Resins/Vinyl tiles  
Asbestos cement / Textured coating  
Asbestos Insulation Board (sealed)  
Asbestos Textiles / Paper  
Asbestos Insulation Board (unsealed)  
Asbestos Insulation / coating (sealed)  
Asbestos Insulation / coating (unsealed)

0  
1  
1  
2  
2  
2  
3

#### Extent of Damage to Product

Weighting Scores

N/A  
None  
Low  
Medium  
High

0  
0  
1  
2  
3

#### Asbestos Fibre Type

Weighting Scores

N/A  
NADIS  
Chrysotile  
Actinolite  
Amosite  
Amosite-Chrysotile  
Anthopholite  
Tremolite  
Crocidolite  
Crocidolite-Amosite  
Crocidolite-Chrysotile  
Presumed

0  
0  
1  
2  
2  
2  
2  
2  
3  
3  
3  
3

## Appendix IV

### Terms and Conditions

The Asbestos Management Survey aims to locate, as far as is reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) which could be damaged or disturbed during normal occupancy of the areas surveyed and assess their condition. This process may require minor intrusive work to inspect, under floor coverings, above false ceilings, inside risers, service ducts and lift shafts. The level of intrusion will attempt to be in keeping with the type of maintenance or installation work likely in that area (e.g. installation of new cabling or equipment). Access will generally be gained using simple hand tools such as chisel or screwdrivers. Relevant areas which could not be accessed (e.g. rooms or areas inside rooms) are recorded as such and presumed to contain asbestos. Any other areas not accessed must also be presumed to contain asbestos.

The Asbestos Management Survey cannot be used to fulfil the asbestos survey requirements of major refurbishment works. A Management Survey should be used to provide information to be used within the asbestos management plan.

It is not possible to regard the findings of any survey as being definitive. There remains a possibility that additional ACMs may be found as they are often hidden within the structure of buildings or within sealed areas. Without extensive demolition work, ASI cannot be held responsible for any omissions to the final report. Whilst every effort has been made to locate and identify all sources of asbestos containing material, some may have been missed due to repairs, alterations etc, or where fabrications and other finishes have been applied or where different specifications such as a possible mixture of asbestos and non-asbestos materials have been applied in the same area.

Only by sampling every piece of suspect material (e.g pipework, panels to walls; ceiling tiles, floor tiles etc), can we be certain of all compositions to all materials and the timescale and cost this is clearly impractical. In compliance with the Data Protection Act 1998, ASI will transmit survey results securely via e-mail fax or post.

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### Limitations

Electrical equipment has not been inspected e.g. fuse boxes, isolators, heaters, lights, etc without the presence of a qualified electrician or a certificate of disconnection. Mobile plant / moving parts of machinery have not been inspected unless specified by the client, and only with the presence of person(s) familiar with the operational procedures of the equipment in question. The surveyors have

## Survey Reference No A-04697

not attempted, by intrusive means, to identify any concealed asbestos in cavity walls or beneath cladding on structural beams, beneath decorative finishes or re-insulated services etc. The surveyors have not surveyed behind or above identified asbestos materials unless it was clear that the examination would not disturb the ACM. The surveyors have not carried out any works in areas where it is suspected that asbestos materials would be (uncontrollably) disturbed by their actions.

### Terms Conditions and Limitations

Work requiring access above 3m height will only have been carried out with an assistant and use of the correct safety equipment. Such equipment, when provided by the client, must have undergone safety checks and be labelled accordingly. Surveyors will not have entered areas of extreme heat that exceeded the safety limits, or without the correct safety equipment and suitably qualified supervisor. Confined Spaces, as defined by the Confined Spaces Regulations 1997, will not have been surveyed. Radioactive areas will not have been surveyed.

Inspecting above / behind known or suspected ACMs will not have been undertaken unless a fully licensed asbestos removals contractor was in attendance to remove the materials (in accordance with current and relevant legislation) prior to investigation works.

Where an on-site risk assessment has indicated that it was not possible to survey an area safely, the surveyors will not have surveyed in order to comply with the relevant Health and Safety Regulations. Areas where specialist equipment is needed to gain access will not have been inspected e.g. lift shafts, floor ducts, boiler jackets, inside ventilation trunking, wall cavities etc. unless terms are agreed with the client. All services will have been considered as 'live' by ASI Environmental Ltd, unless evidence of disconnection has been provided by the client. Electrical service boxes, lift machinery, plant, lift shafts, pumping equipment, air handling units and other units will not have been fully inspected unless an engineer has been provided to accompany the surveyors.

In non-accessible areas or sections in areas it must be assumed that asbestos is present until proven otherwise.

The surveyors are responsible for ensuring the adequate treatment of sample points to ensure any additional fibre release is prevented, where possible. Repair and making good are the responsibility of the client.

Lead Surveyor: Daniel Ward

Signature:

Date: 05/02/2016



Asbestos Survey Reviewed by: Anna-Marie Goddard

Signature:

Date: 08/02/2016

