Asbestos Refurbishment Survey

0019006800
68 ACACIA GROVE
PINEHURST
SWINDON
WILTS
SN2 1RZ

on behalf of

Swindon Borough Council

Project Number:	Survey Date:	Issue Date:
N-60190	27 September 2024	21 October 2024

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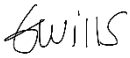
Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
Swindon Borough Council Swindon Borough Council, Cheney House Waterside Park Darby Close Swindon SN2 2PN	68 ACACIA GROVE PINEHURST SWINDON WILTS SN2 1RZ	N-60190	27 September 2024	21 October 2024

Report Signatures

Reported and Issued By		Surveyor and Quality Check By	
Sara Thornhill		Euan Wills	

1.0 Survey Introduction

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

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

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

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

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

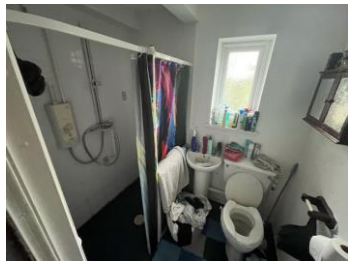
1.6 In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, as the asbestos removal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

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

2.0 Survey Location Descriptions

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

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

Building: 68 ACACIA GROVE			
Location:	**Construction Overview**	**Photos**	
Ground Floor	Floors: The floors consisted of modern timber laminate, modern vinyl sheeting. Walls: The walls consisted of plaster skimmed masonry walls with areas of decorative textured woodchip paper lining and areas of modern ceramic tiles. Ceilings: The ceilings consisted of plaster skimmed plasterboard ceilings with areas of decorative woodchip paper lining. Other: Other items include timber and uPVC constructed doors and door frames, modern wall mounted combi boiler system with associated uninsulated metal pipework with a metal flue pipe, wall mounted modern metal heaters with associated uninsulated metal pipework, wall mounted modern electrics, plastic conduits, live electrical wires, timber constructed staircase, modern sink pad to underside of metal sink, plastic and ceramic sanitary ware, timber constructed bath panel revealing (timber floorboards, uninsulated metal and plastic pipework, underside of ceramic bath, plastic soil pipe, plaster skimmed masonry walls), uPVC constructed window sills. External: Externally consisted of brick built walls with a bitumen damp proof course to the shed with no visible damp proof course to the house, natural slate roof tiles, plastic cowl, uPVC constructed rainwater goods, timber constructed soffits and fascias, uPVC constructed windows and window frames, uPVC and timber constructed doors and door frames, modern putty sealant to windows, no visible putty to timber doors of shed.		

3.0 Areas Not Accessed

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

Building	Floor	Room	Description	Location Photo
68 ACACIA GROVE	F00	007 - Roof	No access was gained within loft due to cupboard and fridge blocking loft hatch.	

Client Representative Confirmation

3.2 The following was read and agreed on site by the client's representative in relation to the areas not accessed detailed above.

"By signing below you are confirming that the Acorn Surveyor has explained all "no access" or "limited access" areas to you. You also agree that these restrictions and confirmation thereof will be written into the final asbestos survey report."

Date	Name	Signature
16/10/2024	Dan Hackett	

4.0 Risk Assessment

Material Assessment

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

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

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

Product Type

Score	Examples
1	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Damage Extent

Score	Examples
0	Good condition: no visible damage.
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Surface Treatment

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

Asbestos Type

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

Priority Assessment

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

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

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

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

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

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

Occupant Activity

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

Likelihood of Disturbance

Assessment Factor:	Score:	Examples of Score Variables:
Location:	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility:	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts or items (e.g. strings, gaskets)
	1	<10 m² or <10 Lm
	2	>10 m² to <50m² or >10 Lm to <50 Lm
	3	>50 m² or >50 Lm

Human Exposure Potential

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

Maintenance Activity

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

Priority Assessment Risk Definitions

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

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

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

Priority Risk Guide to Action Plan

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

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

Survey Data Sheet

Building	68 ACACIA GROVE
Floor	F00
Room	004 - Kitchen
Description	Mastic pad to underside of metal sink
Sample Reference	S001
Quantity	2 Units

Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Mastic	1

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

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A
Material Risk Score:		**Priority Risk Score:**
N/A		N/A
Total Risk Score:		**Risk Description:**
N/A		**N/A**

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

Survey Data Sheet

Building	68 ACACIA GROVE
Floor	External
Room	99 - External
Description	Bitumen damp proof course to brickwork
Sample Reference	S002
Quantity	40 Lin M

Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Bitumen	1

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

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A
Material Risk Score:		**Priority Risk Score:**
N/A		N/A
Total Risk Score:		**Risk Description:**
N/A		**N/A**

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

5.0 Asbestos Register

There were no asbestos containing materials identified during the survey

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

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

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Client and Site Details

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Swindon Borough Council Swindon Borough Council, Cheney House Waterside Park Darby Close Swindon SN2 2PN	68 ACACIA GROVE PINEHURST SWINDON WILTS SN2 1RZ	N-60190

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Euan Wills	Acorn Analytical Services Limited	27 September 2024

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Mastic	F00	004 Kitchen	Mastic pad to underside of metal sink	No Asbestos Detected
S002	Bitumen	External	99 External	Bitumen damp proof course to brickwork	No Asbestos Detected

Signatures

Analysed & Issued By	Signature	Date
Anton Loeber LaGrue		16 October 2024

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

These results relate only to the sample as tested.

Appendix II Plans

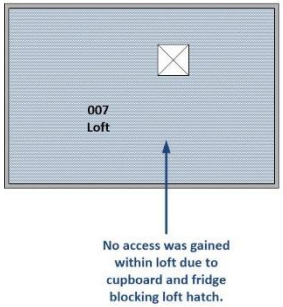
Plan Information:

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

Contains Asbestos

Not Accessed – Presumed Asbestos

Loft:



Ground Floor: