

Asbestos Survey Report & Register



Survey Type:	Management Survey (with MA only)
Site:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW
Lead Surveyor:	Paul Cook
Contract:	J014198
Survey Date:	27 Feb 2025
Report Date:	24 Mar 2025
Re-inspection Due:	27th February 2026
Client:	Julian House, 55 New King Street

Oracle Solutions Holdings Ltd.
 Surveying - Head Office
 Unit 3 Cherry Hall Road, Kettering,
 NN14 1UE

Tel: 0844 800 0801
Email: mail@oracleasbestos.com
Web: www.oracleasbestos.com
 Company Reg: 07693738

Contents

1.0 Introduction.....	3
2.0 Site Risk Assessment.....	4
3.0 Executive Summary.....	5
4.0 Material Risk Assessments.....	6
5.0 No Access Areas and Restrictions.....	8
6.0 General Site & Survey Information / Asbestos Register.....	8
 Appendix A Certificate of Bulk Analysis	
Appendix B Site Plans	

1.0 Introduction

- 1.1 This report provides detailed information and results following an Asbestos Management Survey. The survey was carried out in full accordance with the 'Control of Asbestos Regulations 2012', HSG264 Asbestos: The Survey Guide, which is specific guidance for 'Surveying, sampling and assessment of asbestos containing materials' and HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures'.
- 1.2 This survey is an Asbestos Management Survey and is not adequate for refurbishment or demolition works. Prior to refurbishment or demolition works a full Asbestos Refurbishment or Demolition Survey is required, as detailed within 'The Control of Asbestos Regulations 2012', relevant approved codes of practice and health & safety guidance notes.
- 1.3 A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs (Asbestos Containing Materials) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and to assess their condition.
- 1.4 Management surveys should cover routine and simple maintenance work. However, it has to be recognised where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.
- 1.5 Where sampling was carried out as part of the management 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. Representative samples are detailed within the survey results section of this report. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc) required a greater number of samples to be collected.

2.0 Site Risk Assessment

- 2.1 Following an asbestos survey an overall assessment of asbestos containing material risk at this site has been calculated. The overall risk is based on the highest material risk as identified during the survey.

Risk: Potential to release fibre if disturbed / Score Site Assessment:	Site Assessment:
High / 10+	
Medium / 7-9	
Low / 5-6	
Very Low / 1-4	
No ACMs Detected / 0	This Site

- 2.2 The current site assessment is **No Asbestos Detected**. During and within the scope of the survey there were no materials which were identified as containing asbestos.

3.0 Executive Summary

- 3.1 The executive summary is a summary of asbestos containing materials which were identified during the survey. During and within the scope of this survey there were no materials which were identified as containing asbestos.

Survey Overview

Current Material Risk	High	Medium	Low	Very Low
-----------------------	------	--------	-----	----------

ID No / Sample No	Risk:	Room / Area:	Product Type:	Asbestos Type:	Exent
There were no results found.					

4.0 Material Risk Assessments

- 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 between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.
- 4.2 The following algorithm is a material assessment which identifies 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 a remedial action.
- 4.3 Under 'Regulation 4' (The duty to manage), of 'The Control of Asbestos Regulations 2012', the duty holder is required to carry out additional assessments using this report together with their detailed knowledge of additional factors such as, i) use to which the location is put, ii) the occupancy of the area, iii) the activities carried on in the area; and IV) the likelihood / frequency with which maintenance activities are likely to take place. This additional assessment will form the basis of the required asbestos management plan.
- 4.4 The following tables contains examples of scores which are added together to calculate a total score of between 2 and 12. This total score forms the material assessment score.

Material Assessment Algorithm

Sample Variable	Score	Examples of scores
Product type: (or product debris)	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.

Sample Variable	Score	Examples of scores
Damage extent: (or deterioration)	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.

Sample Variable	Score	Examples of scores
Surface treatment:	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.

Sample Variable	Score	Examples of scores
Asbestos type:	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

5.0 5.0 No Access Areas and Restrictions

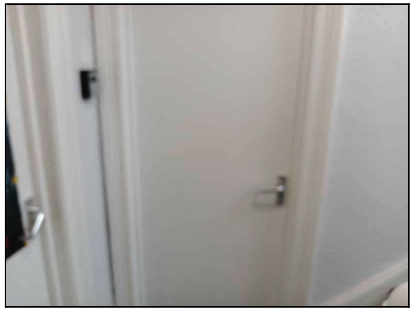
5.1 Due to the generally non-destructive nature of an Asbestos Management Survey, there are areas and items which cannot be practicably included within survey inspections of this type. The following is a list of general limitations and exclusions which were not accessed during this survey. In accordance with 'HSG264: Asbestos: The Survey Guide', these restrictions were highlighted to the client at the time of quotation.

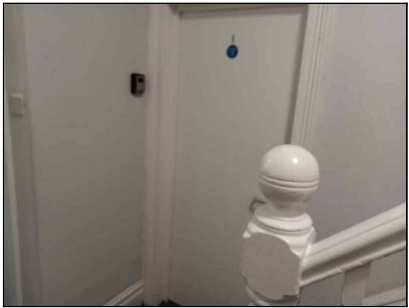
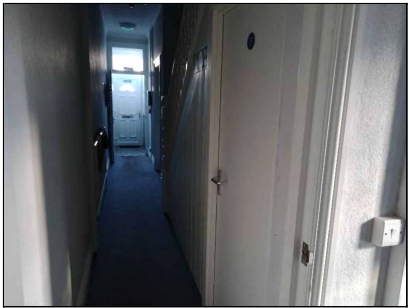
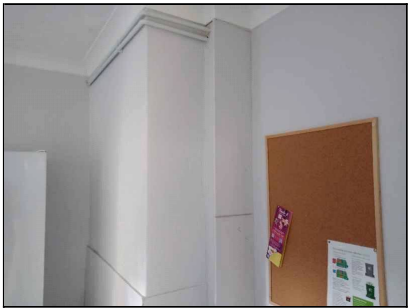
5.2 General access restrictions in accordance with the client's instruction:

- | Electrical, water and gas installations
- | Operational and non-operational equipment, machinery & Plant
- | Shuttering inside precast concrete floors
- | Under or behind solid concrete or other structural solid construction requiring specialist equipment or tradesman, including fixed boarded floors.
- | Wall, Floor, ceiling and other sealed / hidden risers / voids and rooms
- | Inside fire doors, door panels and other constructed building materials
- | Beneath decorative finishing's to walls, ceilings and floors
- | Additional buildings or structures outside the scope of the contracted survey
- | Contaminated land, topsoil or other surfaces to the external of the building outside the scope of the contracted survey
- | Items within the property which do not form part of the fabric or structure
- | Behind or beneath existing asbestos containing materials
- | Beneath existing felt or other sealed roofing / coverings
- | Behind or below fabricated or purpose built constructed cupboards and voids, which are not reasonably accessed without causing damage such as kitchen units, built in wardrobes, boxed sanitary ware (cisterns and services etc.)
- | Beneath existing insulation and lagging

5.3 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted.

No Access and Restrictions

Room/Area	No access and restriction details:	Photo
012 Bedroom 3 103	No access into the room, the resident was not present, and no key was available at the time of the survey.	

004 Bedroom 1 G04	No access into the room, the resident was not present, and no key was available at the time of the survey.	
005 Understairs Cupboard G05	No access into the room, and no key was available at the time of the survey.	
No access into boxing throughout G07	No access into boxing throughout without causing excessive damage.	

- 5.4 The client and or duty holder must presume that asbestos containing materials are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

6.0 General Site & Survey Information / Asbestos Register

- 6.1 The 'General Site & Survey Information' section contains all relevant information with regards to the site and general conditions at the time of the survey. This section also contains any additional and relevant information ('Special Notes') which may help the client when considering future management or removal of any identified asbestos containing materials.
- 6.2 The 'Asbestos Register' section contains all data collected during the survey. Each element is fully detailed with a material assessment, photograph, relevant comments and recommendations.
- 6.3 Each asbestos register sheet has been given a unique Item reference number and can be identified as Room Area: 'followed by a unique identifier e.g.: 001'. Each location can be referenced to the site plans which are contained within 'Appendix B'.
- 6.4 All recommendations are in accordance with The Control of Asbestos Regulations 2012, and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.
- 6.5 All elements have been assessed as follows:

Colour	Risk: Potential to Release Fibre if Disturbed / Score
Red	High / 10+
Yellow	Medium / 7-9
Light Green	Low / 5-6
Dark Green	Very Low / 1-4
Grey	No ACMs Detected / 0

Contract No: J014198	Client: Julian House
Site: 11 Dickenson Road, Weston-super-Mare, Somerset	Survey Date: 27 Feb 2025

Introduction:

Even where an Asbestos Management Survey returns results of 'No Asbestos Detected' all those undertaking works within areas to which this report refers, should confirm (which should be recorded by the client or 'duty holder') that they have read and understand the contents of the asbestos register sheets (and other associated sections of this report) and have made suitable assessments for any potential risks which may be pertinent to their work.

This asbestos register sheets should be read and used in conjunction with the 'No Access' and the 'Plans' sections of this report. Where no access areas are recorded or detailed it must be presumed that such areas contain asbestos bearing materials until proven otherwise. Prior to accessing or working within these areas, confirmation must be obtained through further detailed assessments or by carrying out Asbestos Refurbishment / Demolition Surveys.

Special Notes:

Special notes are to be read in conjunction with asbestos register sheets and provide further detailed information with regards to asbestos containing materials which were identified at the site during the survey

Site Overview:

Site was comprised of a commercial mid terrace house

Survey Scope:

The survey was a Management Survey (with MA only). The survey was carried out in full accordance with HSG264: Asbestos: The Survey Guide.

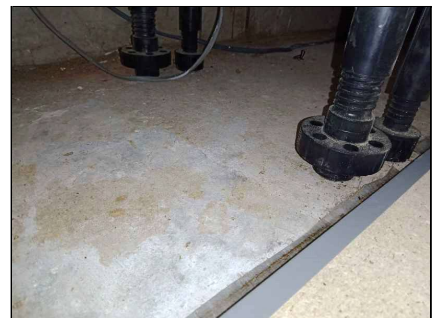
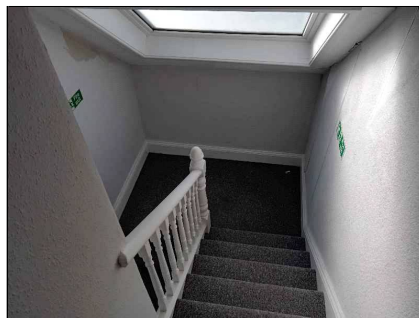
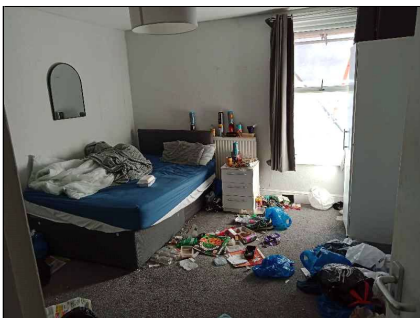
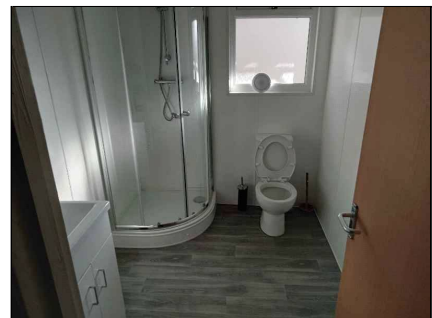
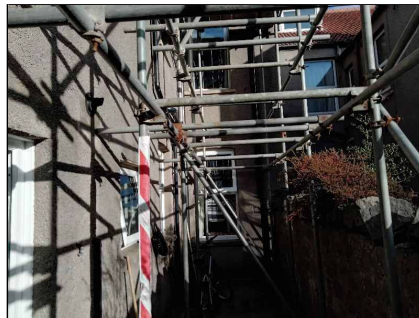
Management survey to all accessible areas as far as responsibly possible.

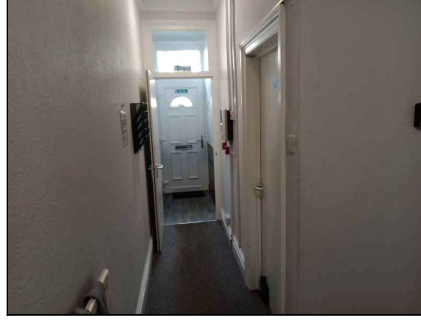
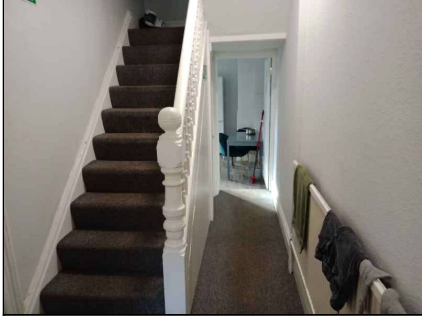
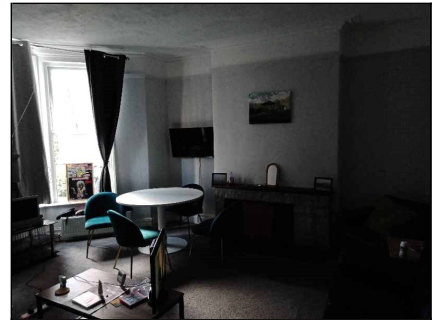
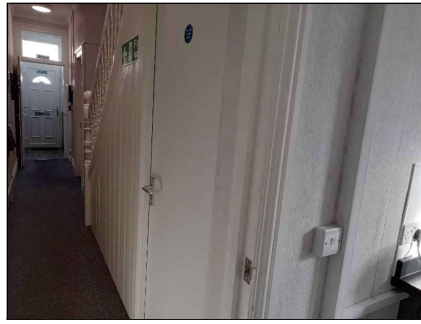
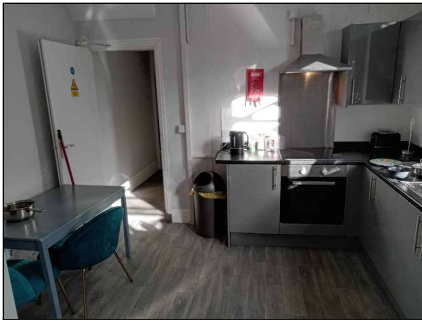
General Descriptions:

This document is an asbestos survey and is intended to provide the reader with specific detailed information on asbestos containing materials identified at the site.


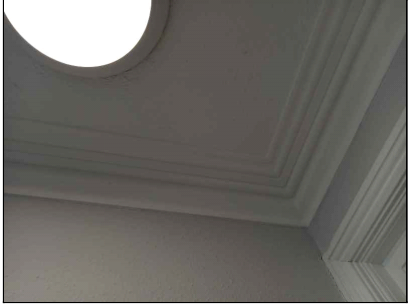
Detailed asbestos information is located within the specific asbestos register sheets, which are located at the end of this section. The general descriptions have been compiled, and are intended, to aid in a general understanding of the locations and use of identified asbestos containing materials. The descriptions contain a basic site layout and general build information. The general descriptions are not intended to be utilised as, and do not constitute, a general building or construction material survey.

Building	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW
Surveyors Notes:	Floors - solid or chipboard or plywood sheet flooring below modern floor sheeting or carpet. Walls - solid or plasterboard with plaster and ceramic tiles or paper or plastic decor finish sheet. Ceilings - lathe & plaster or plasterboard with plaster and textured coating, cheeks to skylight - wood board. Door Frame & Door (internal) - wood. Window Frames - PVC, Mastic / Sealant - modern. Accessed below kitchen units. Sink pad - removed. Roof void: Floor - wood structure with plasterboard and MMMF insulation quilt over part covered with chipboard flooring. Walls - block. Roof - wood structure with modern felt to the underside of the roof. Hatch - wood sheet with bagged insulation quilt to the upper side. NSMF. Externals: Walls - stone, DPC - not visible. Door frames & Doors - PVC. Window frames - PVC, sealant / mastic - modern, sills - stone. Roof - clay tiles, Undertile edging - none, Soffits - open eaves at front of the building, Fascia boards - PVC. Drainage guttering - plastic, Drainage pipework - plastic, Wastewater pipework - plastic, SVP - none visible.









Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 1	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	Ground Floor		
Room Area:	001 Entrance		
Description	Textured coating to lathe & plaster ceiling		
Quantity	2m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	FT000881 (S)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: Composite sample of the textured coating to lathe & plaster ceiling			
Recommendations: No further action required			



Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 2	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	Ground Floor		
Room Area:	002 Hall		
Description	Textured coating to lathe & plaster ceiling		
Quantity	7m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	As FT000881 (SP)
Material Assessment:	Risk Score - N/A No Asbestos Detected		
Comment: Composite sample of the textured coating to lathe & plaster or plasterboard ceiling			
Recommendations: No further action required			

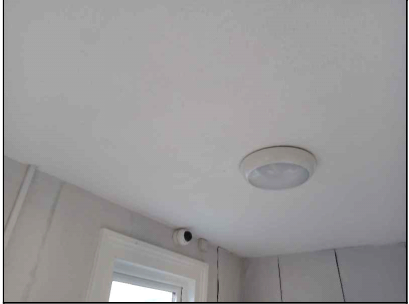

Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 3	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	Ground Floor		
Room Area:	003 Common Room		
Description	Textured coating to lathe & plaster ceiling		
Quantity	12m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	FT000882 (S)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: Composite sample of the textured coating to lathe & plaster ceiling			
Recommendations: No further action required			



Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 6	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	Ground Floor		
Room Area:	006 Kitchen / Dining Room		
Description	Textured coating to plasterboard ceiling		
Quantity	10m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	FT000883 (S)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: Composite sample of the textured coating to plasterboard ceiling			
Recommendations: No further action required			


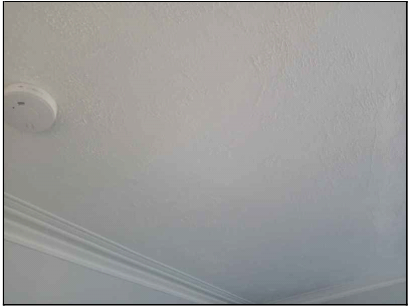
Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 8	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	Ground Floor		
Room Area:	007 Utility Room		
Description	Textured coating to lathe & plaster ceiling		
Quantity	7m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	As FT000881 (SP)
Material Assessment:	Risk Score - N/A No Asbestos Detected		
Comment: Composite sample of the textured coating to lathe & plaster ceiling			
Recommendations: No further action required			



Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 9	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	1st Floor		
Room Area:	010 Circulation / Stairs		
Description	Textured coating to lathe & plaster ceiling		
Quantity	7m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	FT000884 (S)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: Composite sample of the textured coating to lathe & plaster or plasterboard ceiling			
Recommendations: No further action required			



Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 10	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	1st Floor		
Room Area:	011 Bedroom 2		
Description	Textured coating to lathe & plaster or plasterboard ceiling		
Quantity	15m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	As FT000884 (SP)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: Composite sample of the textured coating to lathe & plaster or plasterboard ceiling			
Recommendations: No further action required			

Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 12	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	2nd Floor		
Room Area:	015 Circulation / Stairs		
Description	Textured coating to lathe & plaster ceiling		
Quantity	7m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	FT000885 (S)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: Composite sample of the textured coating to lathe & plaster or plasterboard ceiling			
Recommendations: No further action required			

Asbestos Register Sheet

Contract No: J0014198	Client: Julian House	Item No: 13	
Site 11 Dickenson Road, Weston-super-Mare, Somerset		Survey Date: 27 Feb 2025	
Building:	11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW		
Floor:	2nd Floor		
Room Area:	016 Bedroom 5		
Description	Textured coating to lathe & plaster ceiling		
Quantity	12m ²		
Accessibility	Occasionally likely to be disturbed		
Product Type:	Textured Coating (1)		
Damage Extent	Low Damage (1)		
Surface Treatment	Sealed (0)	Re-inspection Due	N/A
Asbestos Type:	No Asbestos Detected	Sample Ref:	BS000198 (S)
Material Assessment:		Risk Score - N/A No Asbestos Detected	
Comment: Composite sample of the textured coating to lathe & plaster or plasterboard ceiling			
Recommendations: No further action required			

- 6.5 Where recommended, asbestos remedial works should be undertaken utilising the correct controls and in accordance with the Control of Asbestos Regulations 2012. All works should only be carried out by a competent asbestos contractor who holds suitable asbestos insurance. Additionally, prior to any work commencing on any asbestos containing material, an assessment should be made to determine the appropriate contractor required for the works. The assessment should identify if the works are licensed, notifiable non licensed or non-licensed. If the works are deemed as licensed, then a HSE licensed contractor will be required and the works will be subject to a 14 day notification period to the local enforcing authority. If the assessment determines that the works are not licensed, then a suitable non licensed contractor may undertake the works. However, the assessment must also identify if the non-licensed works are notifiable. Notifiable non licensed works will be subject to notification to the local enforcing authority prior to works commencing. Should you require further advice regarding the licensed asbestos containing materials, notifiable non-licensed and non-licensed please contact our office for clarification.
- 6.6 It should be noted that although every effort has been made with regards to the accuracy of measurements recorded within this report, they should not be relied upon for the purposes of tendering. This report is an asbestos survey and is designed for asbestos management purposes only. As such this report should not be utilised for tendering and relied upon as a specification. All required works at this site should have a detailed specification compiled, during which extent and location should be detailed by participating contractors so as to avoid tender information disputes.
- 6.7 Prior to refurbishment or general maintenance / repair works commencing all contractors should review the asbestos register and confirm that they understand and are aware of any potential risks.
- 6.8 If works shall, or are likely too, disturb either identified asbestos containing materials or areas listed as previously being no access, then specialist advice should be sought before proceeding.
- 6.9 Irrespective of the Asbestos Refurbishment Survey results, should any person encounter material they suspect may contain asbestos or discover damage to previously identified asbestos containing materials in any area, specialist advice should be sought immediately.
- 6.10 In accordance HSG264 Asbestos: The Survey Guide ('It is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself') it is strongly recommended that during major refurbishment or alterations a suitably competent asbestos surveyor is present in the event of locating or uncovering any suspected or additional ACMs.
- 6.11 If this report and or register is being consulted prior to a planned major refurbishment, alterations or demolition it must be noted that an Asbestos Refurbishment or Demolition Survey is legally required and specialist advice should be sought prior to proceeding.
- 6.12 Any inspections, remediation or changes to identified asbestos containing materials should be recorded within the client's asbestos management plan. An asbestos management plan with 'priority' risk assessments and detailed action plan is a requirement in addition to this asbestos survey for all duty holders to be compliant under current approved codes of practice. Oracle Solutions can provide these additional requirements and should be contacted for further details and advice if not in place.

Signature 1: (Report Prepared By)



Aiden Hutchinson
Administrator

Signature 2: (Authorised for Issue)



Paul Cook
Asbestos Consultant

Appendix A
Certificate of Bulk Analysis for Asbestiform Materials
Analysis was carried out utilising a UKAS accredited laboratory, accredited for testing in accordance with the ISO 17025 standard.

Asbestos Fibre Identification Report

Client: Oracle Solutions Holdings Ltd
Unit 3 Cherry Hall Road, Kettering, Northamptonshire, NN14 1UE

Site Address: 11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW

Sampled By: Oracle Solutions Holdings Ltd

Date sampled/received: 4th March 2025

Date analysed: 7th March 2025

Analyst/s: Ewelina Kowalczyk Pariyar

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
BS000198	BS1045594	2nd Floor, 016 Bedroom 5, Textured coating	No	
FT000881	BS1045595	Ground Floor, 001 Entrance, Textured coating	No	
FT000882	BS1045596	Ground Floor, 003 Common Room, Textured coating	No	
FT000883	BS1045597	Ground Floor, 006 Kitchen / Dining Room, Textured coating	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using the information provided by the client (clients details, site address, sampled by and location). Envirochem disclaims responsibility for its accuracy and validity. For sample(s) collected by the client the date of receipt is deemed as date sampled.
3. Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE: 

Authorised signatory PRINT NAME: Ewelina Kowalczyk Pariyar

DATE AUTHORISED:
20/03/2025



MICROBIOLOGICAL
TESTING



ASBESTOS
SERVICES



CHEMICAL
TESTING



OCCUPATIONAL
HYGIENE

Asbestos Fibre Identification Report

Client: Oracle Solutions Holdings Ltd
Unit 3 Cherry Hall Road, Kettering, Northamptonshire, NN14 1UE

Site Address: 11 Dickenson Road, Weston-super-Mare, Somerset, BS23 1YW

Sampled By: Oracle Solutions Holdings Ltd

Date sampled/received: 4th March 2025

Date analysed: 7th March 2025

Analyst/s: Ewelina Kowalczyk Pariyar

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
FT000884	BS1045598	1st Floor, 010 Circulation / Stairs, Textured coating	No	
FT000885	BS1045599	2nd Floor, 015 Circulation / Stairs, Textured coating	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using the information provided by the client (clients details, site address, sampled by and location). Envirochem disclaims responsibility for its accuracy and validity. For sample(s) collected by the client the date of receipt is deemed as date sampled.
3. Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE: 

Authorised signatory PRINT NAME: Ewelina Kowalczyk Pariyar

DATE AUTHORISED:
20/03/2025



MICROBIOLOGICAL
TESTING



ASBESTOS
SERVICES



CHEMICAL
TESTING



OCCUPATIONAL
HYGIENE

Appendix B
Site Plans



Client:
Julian House

Site:
11 Dickenson Road
Weston-super-Mare
Somerset
BS23 1YW

Contract No:
J014198

Scale:
Not to Scale

Key:



Contains Asbestos



Not Accessed, presumed
to contain asbestos



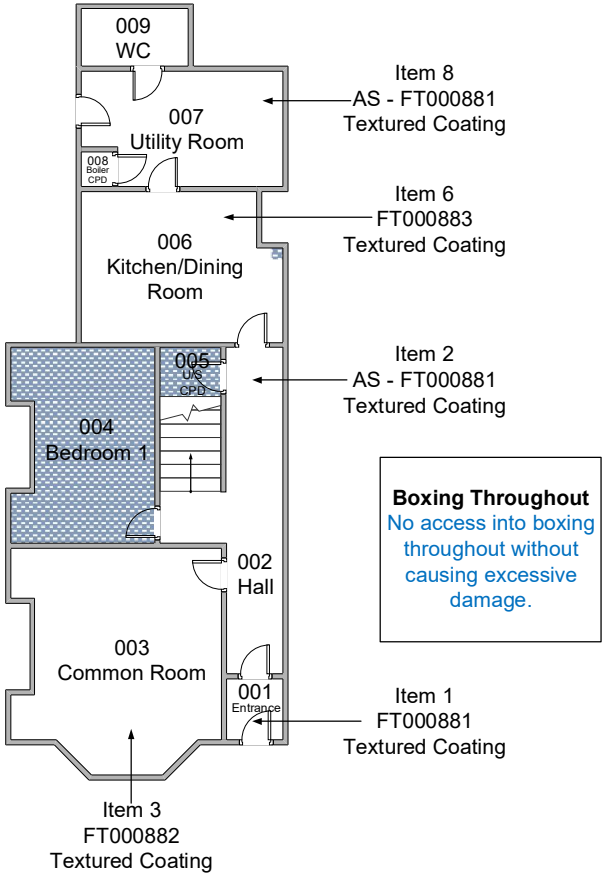
Out of Scope

Additional Information:

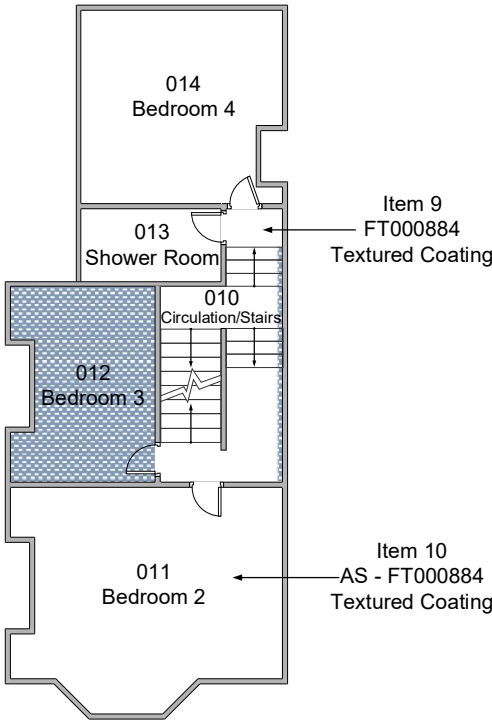
No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report.

Each sampling point has a unique identifier (e.g. 12345) which can be used to refer back to the individual asbestos register sheet for that location.

Ground Floor



First Floor



Second Floor

