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MANAGEMENT ASBESTOS SURVEY

of

High Street Dodworth
88 High Street, Dodworth, Barnsley,, S75 3RQ

REPORT No: R-00010
Survey Date: 23/05/2013 to 06/03/2014

Client
Nutall Yarwood & Partners Ltd
The Ave,, Barnsley,, South Yorkshire, S75 3RQ

Surveyors:
Dan Ancliff

Analyst:
Environmental Essentials

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UKAS LABORATORY ACCREDITATION DETAILS

It is the policy of Risk Safety Consultants Ltd to only use appropriately accredited UKAS laboratories for the analysis of asbestos samples.

INTRODUCTION

The protocol is based upon, and should be read in conjunction with, HSG264, Asbestos: The Survey Guide.

The objectives are:

1. Identify so far as is reasonably practicable the location (or presumed location) of asbestos containing materials within the premises.
2. Safely sample such materials where required by the client according to the In-House Method.
3. Correctly identify the asbestos type according to the In-House Method.
4. Record the location, extent and product type of any identified or presumed asbestos containing materials.
5. Record the accessibility, condition and vulnerability of identified or presumed asbestos containing materials, using *HSG 227: A Comprehensive Guide to Managing Asbestos in Premises.*
6. Provide a clear and unambiguous report of the findings.

The survey protocol may have been modified to comply with the wishes of the client as agreed at contract enquiry stage.

It is the policy of Risk Safety Consultants Ltd to report the type of asbestos identified in the material and not the estimated percentage.

METHOD

SCOPE

Two major types of survey are covered by this method although different types of survey can be specified and used depending upon the circumstances and wishes of the client.

The standard survey types are as follows:

Management Survey	Standard sampling, identification and assessment survey (Sampling Survey)
Refurbishment/Demolition Survey	Full access sampling and identification survey (Pre-Demolition/ Major Refurbishment Surveys)

Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos-containing materials in the building which could be disturbed or damaged during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Refurbishment/Demolition Survey

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos-containing materials in the area where the refurbishment is taking place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection where necessary, to gain access to all areas, including those difficult to reach. A refurbishment and demolition 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.

LIMITATIONS & INACCESSIBLE AREAS

In the event that it is not possible to fully examine each individual building structure, certain assumptions may need to be made as to the likely presence of asbestos materials based upon more complete examination of other areas. In addition asbestos may be concealed in walls, behind boxing or under floors etc. Also see the section on Survey Restrictions.

No comments can be made as to the presence of asbestos containing materials in areas where no access was gained.

In the case of refurbishment or demolition, survey work over and above that carried out during a management survey will be required.

TERMINOLOGY

The terminology used on the building report form is as follows:

1.	*Site*	The Site is identified by name:
2.	*Location*	Room/Area where asbestos based material is located e.g. Boilerhouse
3.	*Description*	A description of the material identified e.g. lagging, cement product, rope, wallboard.
4.	*Ref / Area code*	Each floor and area examined is awarded its own code e.g. Boilerhouse 0/001. Any constituent of that area therefore is awarded a further reference e.g. Boilerhouse - pipe lagging may be 0/001/1. The unique reference for each area is shown on the site plan.
	Quant & UOM	An estimated quantity of the amount of asbestos containing material present with the unit of measurement. (tiles, boards, sprayed and textured coatings in square metres (m^2), pipe lagging & rope in Metres (m). Isolated items such as fire blankets in number (no.)
5.	*Sample ID or assumed*	This is a specific individual sample number assigned for traceability of the sample for the UKAS accredited laboratory. A number here also notes that a sample was taken. If the surveyor has made an assumption based on other asbestos containing materials present it is recorded here.
6.	*Asbestos Type*	Result of analysis carried out following sampling. Crocidolite: Blue Asbestos Amosite: Brown Asbestos Chrysotile: White Asbestos None detected: No asbestos detected in sample or surveyors observation
	Product Type / Damage / Surface Treatment / Asbestos Type	See material assessment algorithm.
7.	*Total Risk Assessment*	This is the numerical assessment score which is the result of adding scores from the material assessment algorithm and the priority assessment algorithm. The algorithms can be found in Appendix 1.
	Action Priority	This is a subjective rating given by the surveyor regarding the priority for action based on the condition of the asbestos containing material and its vulnerability. This is outside the scope of UKAS accreditation. LOW = Material in good condition and not easily accessible. Asbestos fibre release negligible MED = Material generally in good condition. Slight damage or greater vulnerability. Risk to health minimal unless further deterioration occurs. Must be regularly inspected HIGH = Immediate action required either abatement or removal
8.	*Action Required*	Any relevant information regarding the management/removal of material may be included in this section.
9.	*Report No: / Surveyor / Date*	The unique Report number, the date of the survey and the name of the surveyor are shown at the foot of each page of the report.

ASBESTOS SURVEY DETAILS REPORT - ASSESSMENT GUIDE

Material assessment and management priority assessment algorithms

The risk or likelihood of asbestos containing materials becoming exposed and airborne fibres being inhaled is assessed and given a **Total Risk Assessment Score** by a combination of Material assessment and Priority assessment.

Material Assessment + Management Priority Assessment = Total Risk Assessment

Material Assessment is calculated by a combination of the product type, extent of damage, surface treatment and asbestos type, each of which is given an algorithmic score. This assessment is completed by the surveyor as part of the survey process.

Priority Assessment is determined by a combination of the likelihood of disturbance, the human exposure potential, and the maintenance activity level. The client is responsible or undertaking this assessment dependant on their own circumstances and activity levels expected within their premises.

MATERIAL ALGORITHM ASSESSMENT

The material assessments variables are given a score as detailed below (taken from HSG264).

1. Product Type

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Product type (or debris from product)	**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 (AIB), millboards, 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.

2. Extent of Damage

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Extent of damage / 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 material or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination: of materials, sprays and thermal insulation. Visible asbestos debris

3. Surface Treatment

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Surface treatment	**0**	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB with (exposed face painted or encapsulated), unsealed asbestos cement sheets etc
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays

4. Asbestos Type

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Asbestos type	**1**	Chrysotile
	2	Amphibole asbestos excluding crocidolite (i.e. Amosite)
	3	Crocidolite

5. Total Material Assessment

The scores for the different variables (1-4) are added to give a total material assessment score, which is used to indicate the level of risk.

Total Score	Level of Risk
10-12	High risk
7-9	Medium risk
5-6	Low risk
4 or less	Very low risk

MANAGEMENT PRIORITY ASSESSMENT

The priority assessment associated with activity, location, extent and amount of material is also given a numerical score as indicated below. The client should undertake this assessment based on their own personal circumstances and expected activity levels within their own premises.

6. Main type of Activity

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Main type of activity	0	Rare disturbance, e.g. little used store room
	1	Low disturbance, 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 AIB sheet in constant use.

Likelihood of Disturbance

7. Location

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces

8. Accessibility

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed

9. The extent or amount of material

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Extent/ Amount of material	0	Small amounts or items, e.g. strings, gaskets
	1	<10m² or 10m pipe run
	2	10-50m² or 10-50m pipe run
	3	>50m² or >50m pipe run

10. Average of (7+8+9)

Human Exposure Potential

The client can add the scores for number of occupants, frequency and time in use and frequency and type of maintenance to give a total priority assessment. The client can then decide the required action.

11. Number of occupants - Human Exposure Potential

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Number of Occupants	0	None
	1	1-3
	2	4-10
	3	>10

12. Frequency of use

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily

13. Average time each use

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Average time each use	0	<1 hour
	1	>1 - <3 hours
	2	>3 – <6 hours
	3	>6 hours

14. Average of (11+12+13)

Maintenance Activity

15. Type of Maintenance

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Type of Maintenance Activity	0	Minor disturbance (e.g. possibility of contact when gaining access).
	1	Low Disturbance (e.g. changing light bulbs in AIB ceiling).
	2	Medium disturbance (e.g. lifting one or two ceiling tiles to access a valve).
	3	High level of disturbance (e.g. moving a number of AIB ceiling tiles to replace a valve or for re-cabling).

16. Frequency of Maintenance

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Frequency of Maintenance Activity	0	Asbestos containing material (ACM) unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	> 1 per month

17. Average of (15+16)

ASBESTOS MATERIALS

1. ASBESTOS INSULATING BOARD (A.I.B)

Asbestos insulating board gained popularity in the 50's, 60's and 70's. The boards; have on occasions, contained all three asbestos fibre types but by far the most common is 'amosite' (brown asbestos). Blue asbestos is rarely encountered in this type of product, probably essentially due to the higher cost of 'crocidolite' compared to the other two main types. The boards are often of relatively low density and are usually distinguished from cement boards by being less than 700 kilos per cubic metre. The asbestos fibre may be present up to a w/w concentration of around 40% with 16 to 25% being the norm. The boards have found application in the form of ceiling tiles and boards and are often suspended in a grid; boards are used for partitioning, ceilings and structural steel work protection when cut to size.

Boards were available manufactured to a variety of thickness depending on the application. The asbestos fibre is contained within a cementitious matrix often containing other mineral fillers.

Following only minimal abrasion or mechanical working high atmospheric fibre concentrations may be generated and if the boards are energetically worked then serious contamination may result.

The Asbestos Licensing Regulations and the Control of Asbestos Regulations dictated that work with asbestos insulating board requires an asbestos licence.

2. SPRAYED COATINGS AND LAGGING (THERMAL INSULATION)

Sprayed asbestos in buildings contains mainly 'Amosite', the use of 'Crocidolite' and 'Chrysotile' is less common. Sprayed coatings were applied in order to provide anti-condensation and acoustic control in buildings and for fire protection of structural steel.

Sprayed coatings are very friable and are likely to release fibres, especially if disturbed during maintenance, repair or building works. Sprayed coatings usually have an 85% plus asbestos fibre content; it is possible that the binding medium may degrade with age resulting in fibre release.

Asbestos lagging is a term which covers a wide range of materials including pipe sections, slabs, rope, tape, corrugated asbestos paper, quilts, felts, blankets and plastered cement. The asbestos fibre content of lagging depends on the materials type. Asbestos quilts, blankets and mattresses may contain approximately 100% asbestos. Preformed thermal insulation materials made of magnesia and calcium silicate were reinforced with approximately 15% 'Amosite' or a mixture of 'Amosite' and 'Chrysotile'. Older preformed pipe insulation may also contain 'Crocidolite'. The likelihood of fibre release from lagging depends on its composition, friability and state of repair, but it is particularly susceptible to disturbance during maintenance or building works or from water leaks from pipe-work.

3. ASBESTOS CEMENT PRODUCTS

Asbestos cement products generally contain 10-15% asbestos fibre bound in a matrix of Portland cement or autoclaved calcium silicate. All three main asbestos fibre types have been used in the manufacture of asbestos cement but the majority contains Chrysotile on its own. Corrugated sheets are largely used as roofing and wall cladding and have a density between 1200 kg/m^3 to 1600 kg/m^3. The asbestos fibres in asbestos cement are firmly bound within the cement matrix and will only be released if the material is mechanically damaged or deterioration with age.

4. ASBESTOS ROPE

Asbestos rope has been used mainly as pipe-work thermal insulation and stemming around pipe-work penetrations. The asbestos content of rope material approaches 100% and all three main types of asbestos has been used in its manufacture.

5. MASTIC, SEALANTS, PUTTIES AND ADHESIVES

Small quantities of asbestos fibre have been included in certain mastics and sealants in order to import anti-slumping characteristics and to improve coverage and anti-cracking properties. The only danger of fibre release is during sanding or removal of the materials.

6. FLOORING MATERIALS

Small quantities of asbestos fibre have been added to the matrix of certain PVC and thermoplastic floor tiles and sheet materials. Certain floor tiles have an asbestos based paper backing.

The asbestos fibres within the floor material may be released as the material wears. The rate of release is expected to be very low except under conditions of extreme heavy wear.

7. TEXTURED COATINGS AND PAINTS

Small amounts of asbestos fibres may be found in textured coatings or paint e.g. “Artex”. The supply and application of these materials were prohibited by the Asbestos (Prohibitions) (Amendment) Regulations 1992

It is imperative that these materials are not sanded or scraped off dry. Removal should be under controlled conditions.

NOTES

PLEASE READ THE FOLLOWING NOTES IN CONJUNCTION WITH THE REPORT SHEETS

FUSE BOXES

It is often found that within fuse boxes Chrysotile (White Asbestos) rope is used as flash guards. It is possible that no access was possible to the fuses themselves for safety reasons. If this is the case then it is therefore advised that the asbestos material be assumed present until proven otherwise.

FIRE DOORS

Fire doors may contain concealed asbestos boarding. In the case of a non-destructive survey it was not possible to ascertain its presence; therefore it is advised that it be assumed present until proven otherwise.

SKYLIGHTS

Skylights have been known to contain concealed asbestos rope; this should be noted and investigated further before any work is carried out on the skylights.

AIR CONDITIONING DUCTING

Air conditioning ducting has been known to contain a concealed asbestos rope caulking and gaskets, as the internal sections were inaccessible we are unable to comment as to whether this gasket is present. Therefore care should be taken if any work is to be carried out within the air conditioning ducts.

INACCESSIBLE AREAS

No comments can be made as to the presence of asbestos based material in areas where no access was gained.

SURVEY RESTRICTIONS

Using the survey methodology as agreed with our client, and so far as reasonably practicable, every effort has been made, to ensure that all asbestos containing materials (ACM's) were identified. When undertaking a survey, all accessible areas are examined using a combination of visual inspection and bulk sample collection. All surveyors are suitably trained and experienced to undertake asbestos surveys. The methods used for undertaking surveys are accepted by the Health & Safety Executive. However, it is possible that some asbestos containing materials remain undetected within the building due to:

- Asbestos being present within areas not forming part of this survey.
- The presence of floor ducts, where the covers are not easily lifted. The client may be expected to arrange for difficult access covers to be removed if full access is to be gained.
- ACM's being incorporated within or under the structure, preventing detection using standard visual, sampling, or survey methods.
- Sampling may have been restricted due to the cosmetic damage that may occur to the decoration.
- In areas where large amounts of visually similar materials exist it may be possible for different types of material being used. The samples collected for analysis shall be deemed to be representative of the whole area.
- Trace residues beneath non-asbestos insulations. It may not be possible to identify such residues unless all or most of the insulation is removed.
- Restricted or no access areas. These may be locked, restricted due to the area being of a sensitive nature, the risk to the surveyor's safety is compromised or the surveyor is requested not to access the area by on site staff. If access is required the client should arrange for these areas to be accessed without compromising safety.
- Height restrictions. Our surveyors will only access heights if deemed safe to do so with standard equipment and by risk assessments carried out to the Work at Height Regulations 2005. Access to roof areas and ceiling voids will be, on occasions limited due to excessive access to height.

- Textured coatings may contain small quantities of asbestos in a non-homogeneous mixture, making detection occasionally impossible. Due to the application techniques and heterogeneous nature of some of the materials, sample results may be unrepresentative of the whole. Scanning Electron Microscopy can be carried out at extra cost to provide a greater degree of accuracy. This will only be carried out at the client's request.
- Asbestos fibre within rubber gaskets, bitumen products, mastics and magnesium oxychlorate products are well bound in the matrix of the material therefore any appreciable asbestos fibre release will be negligible under foreseeable circumstances. A positive analysis of such products is difficult using the techniques used these are omitted from the survey.
- Live electrical installations will not be entered unless sufficient documented isolation certification is available. Suitable and sufficient safe working procedures shall be instigated if surveyors are requested to enter live areas.

Risk Safety Consultants Ltd cannot accept liability for loss, injury, damage or penalty due to errors or omissions within this report.

Risk Safety Consultant Ltd cannot accept liability for cosmetic or structural damage incurred during sampling and surveying. By its very nature, an asbestos survey often results in a reasonable degree of damage to components during inspection to allow for subsequent laboratory identification.

The scope of the survey should be carefully prescribed and confirmed. Only by providing suitable and sufficient information, including if available detailed floor plans, will the clients requirements will Risk Safety Consultants Ltd activities be fully co-ordinated.

Entry into confined spaces will not be permitted until the building owner/duty holder has been informed and the area certified as safe.

Although our surveyors complete the priority assessment with care and diligence, the ultimate responsibility for the accuracy of the priority assessment lies with the client.

Refurbishment/Demolition Survey

Whilst Refurbishment/Demolition surveys are invasive by nature, our experience of buildings leads us to conclude that asbestos based materials are frequently concealed within the building fabric. Packers behind stud walls or tiles are common.

No survey can be considered as a complete register of hazardous materials due to the above restrictions, and we cannot guarantee that all asbestos materials within the site have been found or identified.

During destructive surveys all efforts will be made to identify all asbestos containing materials. However it is not reasonably practicable to state that a building is asbestos free without completely demolishing the structure. It is thus impossible to guarantee absolutely, even within the context of a "Refurbishment/Demolition" survey, that absolutely all of the ACM's have been located.

Unless fully controlled within the context of a Refurbishment/Demolition survey, Risk Safety Consultants Ltd will not enter severely contaminated areas for survey or sampling purposes, due to the risk of asbestos disturbance and staff exposure.

If it is not possible to fully examine any individual building structure, certain assumptions may need to be made regarding the likely presence of asbestos materials. These assumptions will be based upon more complete examination of other areas. In addition asbestos may be concealed in walls, within boxing or under inaccessible floors etc.

No comment can be made relating to the presence of asbestos containing materials in areas where access was not possible.

ASBESTOS REGISTER

Ref	Room	Location	Type of Asbestos	Total Risk Assessment
018/ 384	Workshop	Ceiling - Pitched, profiled cement sheet	Chrysotile	
010/ 389	Stores	Cement rainwater goods - Debris	Chrysotile	
017/ 399	Workshop	Ceiling - Pitched, profiled cement sheet	Chrysotile	
004/ 404	Garage 2	Ceiling - Sloped, profiled metal sheet	Chrysotile	
001/ 433	Lean to	Roof - Pitched, profiled cement sheet	Chrysotile	
005/ 436	Stores	Ceiling - Pitched, profiled cement sheet	Chrysotile	
036/ 444	Externals	Cement debris - Debris	Chrysotile	
031/ 458	Kitchen	Sink pad - Bituminous Product	Chrysotile	
006/ 460	WC	Ceiling - Sloped, profiled cement sheet	Chrysotile	
002/ 470	Workshop	Wall - Sloped, profiled cement sheet	Chrysotile	
036/ 475	Externals	Roof - Pitched, profiled cement sheet	Chrysotile	
034/ 487	Bedroom	Walls - Textured Coating	Chrysotile	
036/ 502	Externals	Roof - Pitched, profiled cement sheet	Chrysotile	
007/ 503	WC	Ceiling - Sloped, profiled cement sheet	Chrysotile	
001/ 522	Lean to	Cement rainwater goods - Debris	Chrysotile	
009/ 537	Stores	Ceiling - Sloped, profiled metal sheet	Chrysotile	
001/ 545	Lean to	Cement debris - Debris	Chrysotile	
036/ 548	Externals	Roof - Sloped, profiled cement sheet	Chrysotile	
010/ 570	Stores	Flash guards - Woven Product	Chrysotile	

All areas within scope of survey were accessed

OMISSIONS

Total risk assessment algorithm (appendix 1) is to be completed by the duty holder/client.

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
001/ 435	Floor		435	Concrete	-	-	-	-	-	-	-	
001/ 434	Walls		434	Brick	-	-	-	-	-	-	-	
002/ 472	Walls		472	Brick	-	-	-	-	-	-	-	
002/ 471	Roof sheeting		471	Metal Products	-	-	-	-	-	-	-	
002/ 473	Beams		473	Timber	-	-	-	-	-	-	-	
003/ 445			445		-	-	-	-	-	-	-	
003/ 446	Ceiling		446	Metal Products	-	-	-	-	-	-	-	
003/ 447	Walls		447	Timber	-	-	-	-	-	-	-	
003/ 448	Walls		448	Brick	-	-	-	-	-	-	-	
003/ 449	Walls		449	Plastered brick / block / concrete	-	-	-	-	-	-	-	
003/ 450	Floor		450	Concrete	-	-	-	-	-	-	-	
004/ 409	Floor		409	Concrete	-	-	-	-	-	-	-	

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
004/ 410	Down pipes		410	Plastic	-	-	-	-	-	-	-	
004/ 408	Walls		408	Plastered brick / block / concrete	-	-	-	-	-	-	-	
004/ 407	Walls		407	Timber	-	-	-	-	-	-	-	
004/ 406	Walls		406	Brick	-	-	-	-	-	-	-	
004/ 405	Ceiling		405	Timber	-	-	-	-	-	-	-	
005/ 437	Walls		437	Brick	-	-	-	-	-	-	-	
005/ 438	Floor		438	Concrete	-	-	-	-	-	-	-	
006/ 464	Roof		464	Slate	-	-	-	-	-	-	-	
006/ 463	Walls		463	Brick	-	-	-	-	-	-	-	
006/ 461	Toilet cistern		461	Plastic	-	-	-	-	-	-	-	
006/ 462	Floor		462	Concrete	-	-	-	-	-	-	-	
007/ 505	Floor		505	Concrete	-	-	-	-	-	-	-	

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REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
007/ 506	Walls		506	Brick	-	-	-	-	-	-	-	
007/ 507	Roof		507	Slate	-	-	-	-	-	-	-	
007/ 504	Toilet cistern		504	Plastic	-	-	-	-	-	-	-	
010/ 392	Ceiling		392	Timber	-	-	-	-	-	-	-	
010/ 390	Walls		390	Plastered brick / block / concrete	-	-	-	-	-	-	-	
010/ 391	Floor		391	Concrete	-	-	-	-	-	-	-	
017/ 400	Walls		400	Plastered brick / block / concrete	-	-	-	-	-	-	-	
017/ 401	Ceiling		401	Timber	-	-	-	-	-	-	-	
017/ 402	Floor		402	Concrete	-	-	-	-	-	-	-	
017/ 403	Ceiling		403	Cement Products	-	-	-	-	-	-	-	
018/ 388	Ceiling		388	Cement Products	-	-	-	-	-	-	-	
018/ 385	Walls		385	Plastered brick / block / concrete	-	-	-	-	-	-	-	

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
018/ 386	Ceiling		386	Timber	-	-	-	-	-	-	-	
018/ 387	Floor		387	Concrete	-	-	-	-	-	-	-	
025/ 451			451		-	-	-	-	-	-	-	Photo showing IA plaster to brick walls.
026/ 501	Floor		501	Concrete	-	-	-	-	-	-	-	
026/ 499	Walls		499	Plastered brick / block / concrete	-	-	-	-	-	-	-	
026/ 500	Ceiling		500	MMMF quilt insulation	-	-	-	-	-	-	-	
026/ 383			383		-	-	-	-	-	-	-	Photo showing general view of IA within wall void.
028/ 420			420		-	-	-	-	-	-	-	Photo showing 2 safes NA within makeup of safe.
011/ 455	Ceiling		455	Plaster Board	-	-	-	-	-	-	-	
011/ 452			452		-	-	-	-	-	-	-	

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
011/ 454	Walls (partition)		454	Plaster Board	-	-	-	-	-	-	-	
011/ 456	Floor		456	Timber	-	-	-	-	-	-	-	
011/ 453	Walls		453	Brick	-	-	-	-	-	-	-	
012/ 439			439		-	-	-	-	-	-	-	
012/ 442	Ceiling		442	Plaster Board	-	-	-	-	-	-	-	
012/ 441	Walls (partition)		441	Plaster Board	-	-	-	-	-	-	-	
012/ 443	Floor		443	Timber	-	-	-	-	-	-	-	
012/ 440	Walls		440	Brick	-	-	-	-	-	-	-	
019/ 469			469		-	-	-	-	-	-	-	Photo showing IA of floor under floor void.
019/ 382			382		-	-	-	-	-	-	-	Photo showing IA of timber packers in door frame.

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
019/ 427	Walls		427	Plastered brick / block / concrete	-	-	-	-	-	-	-	Photo showing IA of lathe & plaster walls.
019/ 426	Floor		426	Timber	-	-	-	-	-	-	-	Photo showing IA of lathe & plaster walls.
019/ 425	Ceiling		425	Board	-	-	-	-	-	-	-	Photo showing IA of lathe & plaster walls.
019/ 424	Walls		424	Lath and plaster	-	-	-	-	-	-	-	Photo showing IA of lathe & plaster walls.
019/ 423			423		-	-	-	-	-	-	-	Photo showing IA of lathe & plaster walls.
020/ 413	Ceiling		413	Board	-	-	-	-	-	-	-	Photo showing IA of wooden lintle above windows.
020/ 497			497		-	-	-	-	-	-	-	Photo showing IA of timber packers to door.

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
020/ 412	Walls		412	Plastered brick / block / concrete	-	-	-	-	-	-	-	Photo showing IA of wooden lintle above windows.
020/ 414	Floor		414	Timber	-	-	-	-	-	-	-	Photo showing IA of wooden lintle above windows.
020/ 415	Walls		415	Board	-	-	-	-	-	-	-	Photo showing IA of wooden lintle above windows.
020/ 411			411		-	-	-	-	-	-	-	Photo showing IA of wooden lintle above windows.
021/ 457			457		-	-	-	-	-	-	-	Photo showing IA of lathe & plaster walls.
021/ 395	Walls		395	Plastered brick / block / concrete	-	-	-	-	-	-	-	
021/ 396	Walls		396	Lath and plaster	-	-	-	-	-	-	-	
021/ 397	Floor		397	Timber	-	-	-	-	-	-	-	
021/ 398	Ceiling		398	Plaster Board	-	-	-	-	-	-	-	

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
022/ 467	Ceiling		467	Plaster Board	-	-	-	-	-	-	-	
022/ 466	Walls		466	Plaster Board	-	-	-	-	-	-	-	
022/ 468	Floor		468	Timber	-	-	-	-	-	-	-	
022/ 465			465		-	-	-	-	-	-	-	
023/ 480	Walls		480	Plastered brick / block / concrete	-	-	-	-	-	-	-	
023/ 481	Ceiling		481	Lath and plaster	-	-	-	-	-	-	-	
023/ 479	Walls		479	Timber	-	-	-	-	-	-	-	
023/ 478	Walls		478	Plaster Board	-	-	-	-	-	-	-	
023/ 477			477		-	-	-	-	-	-	-	
023/ 482	Floor		482	Timber	-	-	-	-	-	-	-	
032/ 484	Walls		484	Plaster Board	-	-	-	-	-	-	-	
032/ 485	Ceiling		485	Plaster Board	-	-	-	-	-	-	-	

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
032/ 486	Floor		486	Timber	-	-	-	-	-	-	-	
033/ 495	Ceiling		495	Plaster Board	-	-	-	-	-	-	-	
033/ 494	Walls		494	Plaster Board	-	-	-	-	-	-	-	
033/ 496	Floor		496	Timber	-	-	-	-	-	-	-	
034/ 488	Walls		488	Plaster Board	-	-	-	-	-	-	-	
034/ 489	Ceiling		489	Plaster Board	-	-	-	-	-	-	-	
034/ 490	Floor		490	Timber	-	-	-	-	-	-	-	
015/ 429	Walls		429	Brick	-	-	-	-	-	-	-	
015/ 430	Ceiling		430	Quarry / ceramic tiled	-	-	-	-	-	-	-	
015/ 431	Joyce		431	Timber	-	-	-	-	-	-	-	
015/ 428			428		-	-	-	-	-	-	-	
016/ 419	Joyce		419	Timber	-	-	-	-	-	-	-	

BUILDING SURVEY REPORT Risk Safety Consultants Ltd

PROPERTY: High Street Dodworth

REF	DESCRIPTION	Sample	Photo Ref	ANALYSIS/OBSERVATION	Quant / UOM	Prod Type	Dam	Surface Treat	Asbestos Type	Tot. Risk Ass	Action Priority	FUTURE ACTION / COMMENTS
016/ 417	Walls		417	Brick	-	-	-	-	-	-	-	
016/ 416			416		-	-	-	-	-	-	-	
016/ 418	Ceiling		418	Quarry / ceramic tiled	-	-	-	-	-	-	-	
000/ 422			422		-	-	-	-	-	-	-	

PLANS

(see attachment)

PHOTOGRAPHS

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	001 - Lean to
Next Inspection	23/05/2014		Sample No.	S001
Level of Identification	Sampled		Laboratory Ref	001

Description: **Photo Reference** **433** **Roof - Pitched, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	10m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	001 - Lean to
Next Inspection	23/05/2014		Sample No.	S003
Level of Identification	Sampled		Laboratory Ref	003

Description: **Photo Reference** **522** **Cement rainwater goods - Debris**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	3lm	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Restrict Access and Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	001 - Lean to
Next Inspection	23/05/2014		Sample No.	S002
Level of Identification	Sampled		Laboratory Ref	002

Description: **Photo Reference** **545** **Cement debris - Debris**

		Score
Product Type	Thermal insulation, sprayed asbestos, loose asbestos etc.	3
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	10m²	
Accessibility	Inaccessible or unlikely to be disturbed	7
Algorithm Score		

Recommendation	Restrict Access and Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	002 - Workshop
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	001

Description: **Photo Reference** **470** **Wall - Sloped, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	4m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	004 - Garage 2
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **404** **Ceiling - Sloped, profiled metal sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	30m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	005 - Stores
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **436** **Ceiling - Pitched, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	8m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	006 - WC
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **460** **Ceiling - Sloped, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	3m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	007 - WC
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **503** **Ceiling - Sloped, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	3m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	009 - Stores
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **537** **Ceiling - Sloped, profiled metal sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	15m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	010 - Stores
Next Inspection	23/05/2014		Sample No.	S004
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **389** **Cement rainwater goods - Debris**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	1m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Restrict Access and Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	010 - Stores
Next Inspection	23/05/2014		Sample No.	S006
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **546** **Fuses - Woven Product**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	010 - Stores
Next Inspection	23/05/2014		Sample No.	S005
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **570** **Flash guards - Woven Product**

		Score
Product Type	Asbestos insulating board, millboards, gaskets & ropes etc.	2
Extent of Damage	Low Damage	1
Surface Treatment	Sealed	1
Asbestos Type	Chrysotile	1
Amount	X16	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	017 - Workshop
Next Inspection	23/05/2014		Sample No.	S009
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **399** **Ceiling - Pitched, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	10m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	018 - Workshop
Next Inspection	23/05/2014		Sample No.	As Sample 009
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **384** **Ceiling - Pitched, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	8m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	025 - Lounge
Next Inspection	23/05/2014		Sample No.	S013
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **432** **Walls - Textured Coating**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	025 - Lounge
Next Inspection	23/05/2014		Sample No.	S014
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **492** **Walls - Insulating Board**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

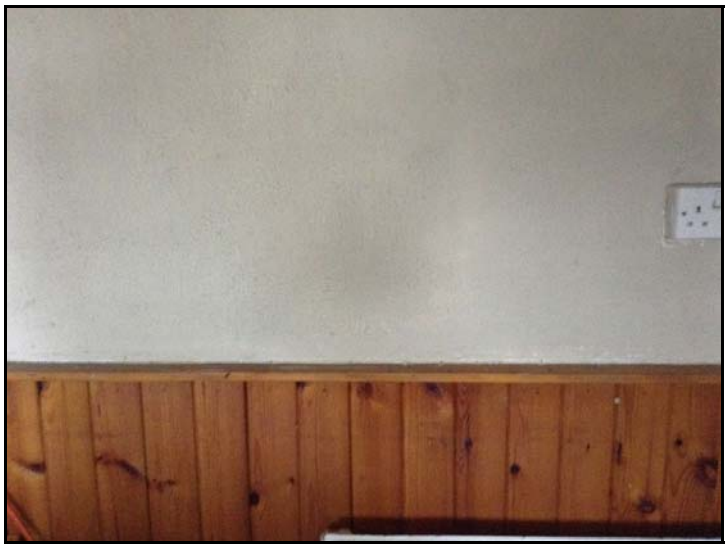
Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	027 - Kitchen
Next Inspection	23/05/2014		Sample No.	S016
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **509** **Sink pad - Bituminous Product**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	027 - Kitchen
Next Inspection	23/05/2014		Sample No.	S015
Level of Identification	Sampled		Laboratory Ref	



Description: **Photo Reference** **541** **Walls - Textured Coating**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	029 - Lounge
Next Inspection	23/05/2014		Sample No.	S017
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **491** **Floor - Bituminous Product**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	030 - Entrance
Next Inspection	23/05/2014		Sample No.	S018
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **459** **Floor - Vinyl tiled**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	031 - Kitchen
Next Inspection	23/05/2014		Sample No.	S019
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **458** **Sink pad - Bituminous Product**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	Good Condition	0
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	X2	
Accessibility	Inaccessible or unlikely to be disturbed	2
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	013 - Office
Next Inspection	23/05/2014		Sample No.	S007
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **523** **Stair nosings - Vinyl tiled**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	014 - Office
Next Inspection	23/05/2014		Sample No.	S008
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **514** **Walls & ceiling - Textured Coating**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	019 - Bedroom
Next Inspection	23/05/2014		Sample No.	S010
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **571** **Window reveal - Textured Coating**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

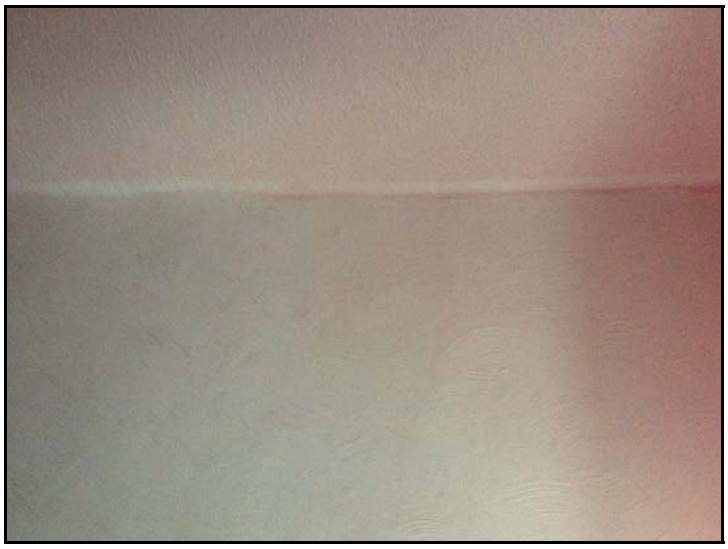
Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	021 - Bedroom
Next Inspection	23/05/2014		Sample No.	S011
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **394** **Ceiling - Textured Coating**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	032 - WC
Next Inspection	23/05/2014		Sample No.	S020
Level of Identification	Sampled		Laboratory Ref	

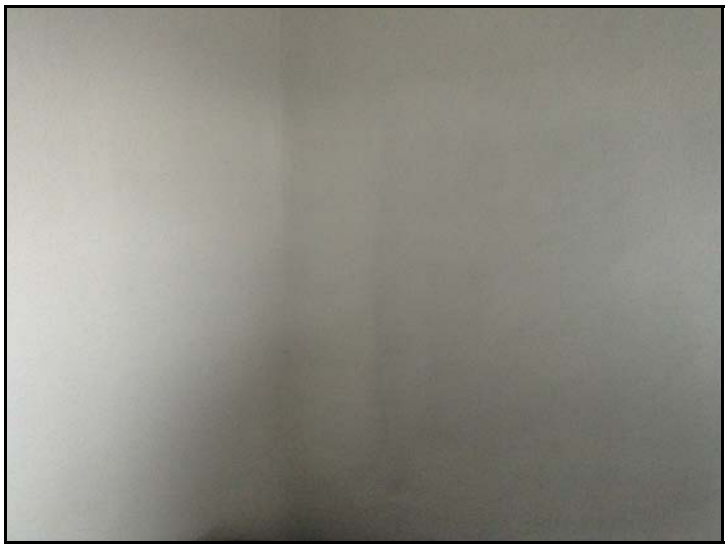


Description: **Photo Reference** **483** **Walls & ceiling - Textured Coating**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	034 - Bedroom
Next Inspection	23/05/2014		Sample No.	S021
Level of Identification	Sampled		Laboratory Ref	



Description: **Photo Reference** **487** **Walls - Textured Coating**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	Good Condition	0
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	15m²	
Accessibility	Inaccessible or unlikely to be disturbed	2
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	024 - Loft
Next Inspection	23/05/2014		Sample No.	S012
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **549** **Roof felt - Bituminous Product**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	036 - Externals
Next Inspection	23/05/2014		Sample No.	S023
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **393** **Bitumen roof felt debris - Bituminous Product**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	036 - Externals
Next Inspection	23/05/2014		Sample No.	S022
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **444** **Cement debris - Debris**

		Score
Product Type	Thermal insulation, sprayed asbestos, loose asbestos etc.	3
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	50m²	
Accessibility	Inaccessible or unlikely to be disturbed	7
Algorithm Score		

Recommendation	Restrict Access and Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	036 - Externals
Next Inspection	23/05/2014		Sample No.	As Sample 009
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **475** **Roof - Pitched, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	35m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	036 - Externals
Next Inspection	23/05/2014		Sample No.	S024
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **476** **Roof - Bituminous Product**

		Score
Product Type		
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Inaccessible or unlikely to be disturbed	
Algorithm Score		

Recommendation	No Asbestos Detected

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	036 - Externals
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **502** **Roof - Pitched, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	35m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

Lead Surveyor	Dan Ancliff		Building	
Survey Type	Demolition		Floor	
Survey Date			Room/Area	036 - Externals
Next Inspection	23/05/2014		Sample No.	As Sample 001
Level of Identification	Sampled		Laboratory Ref	

Description: **Photo Reference** **548** **Roof - Sloped, profiled cement sheet**

		Score
Product Type	Asbestos reinforced composites etc.	1
Extent of Damage	High Damage	3
Surface Treatment	Self Sealed	0
Asbestos Type	Chrysotile	1
Amount	15m²	
Accessibility	Inaccessible or unlikely to be disturbed	5
Algorithm Score		

Recommendation	Remove

BULK SAMPLE REPORT

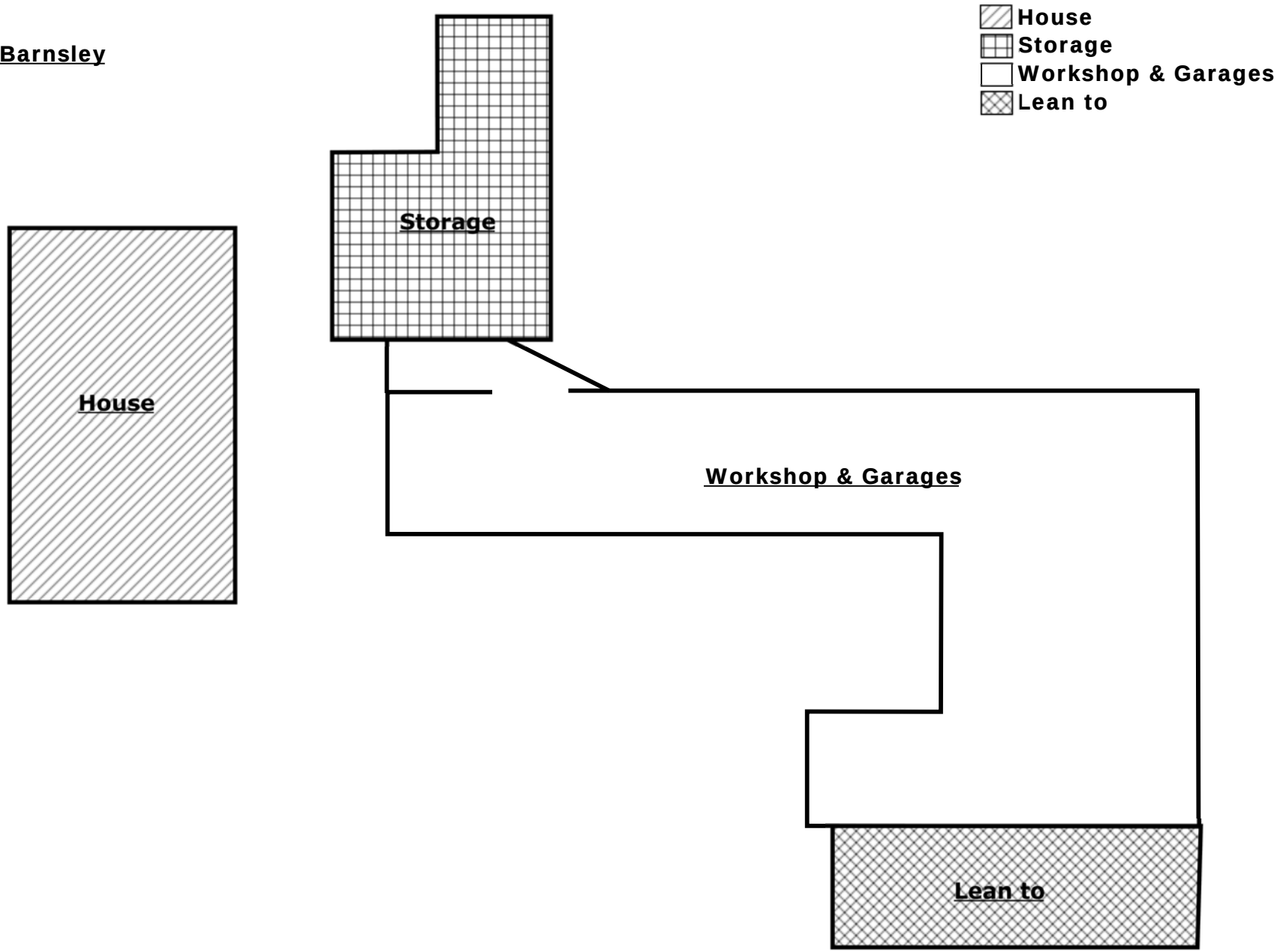
THE BULK SAMPLE REPORT IS ATTACHED

APPENDIX 1 – MATERIAL ASSESSMENTS

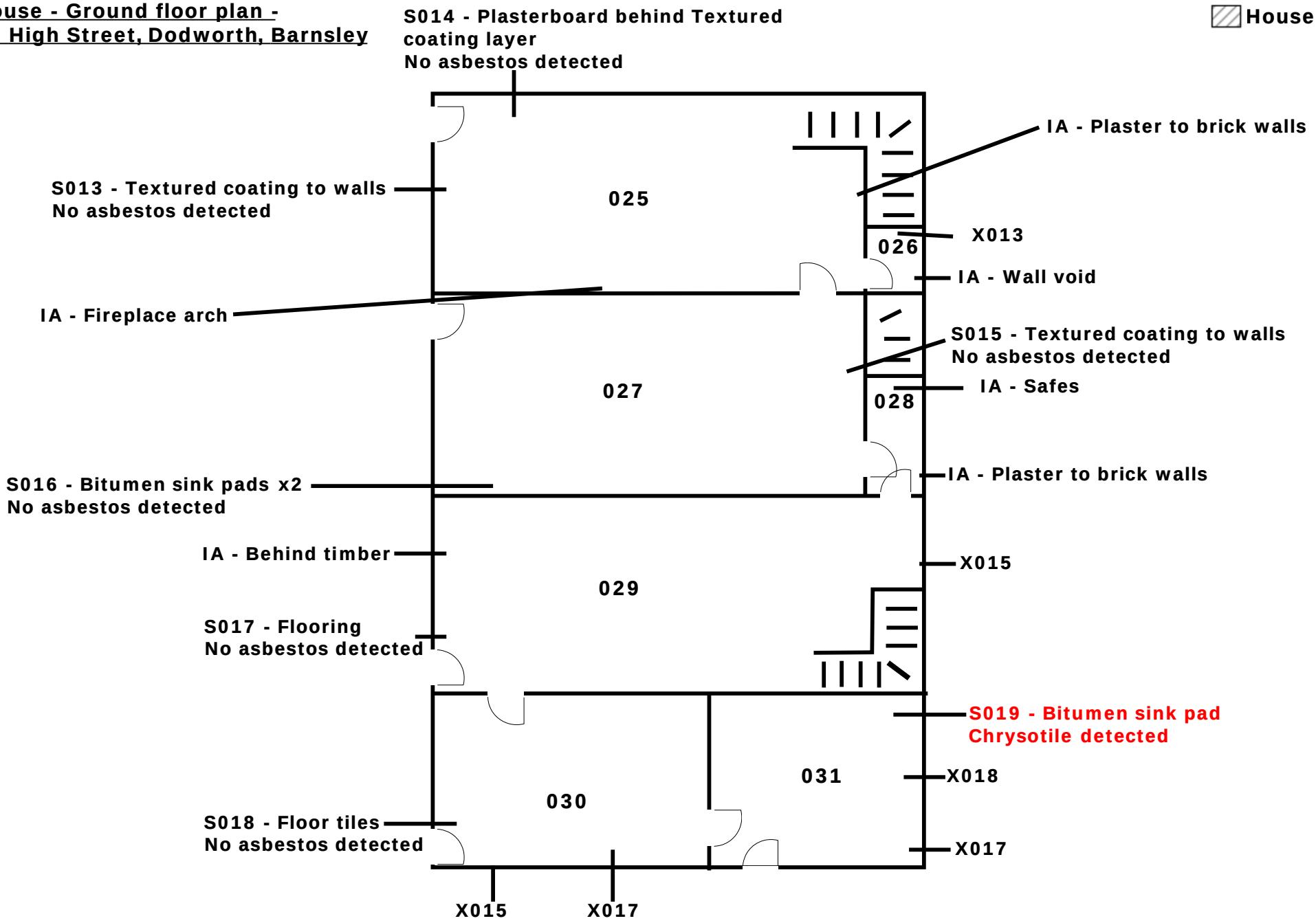
Property Name:		Report Number:																	
Reference Number	Location	Material Assessment					Priority Assessment												Tot.
								Likelihood of Disturbance				Human Exposure Potential				Maintenance Activity			
		Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total Material Assessment (1+2+3+4)	Normal Occupancy Activity	Location	Accessibility	Extent/ Amount	Average of (7+8+9)	No. of Occupants	Frequency of Each Use	Average Time use	Average of (11+12+13)	Type of Maintenance	Frequency of Maintenance	Average of (15+16)	Total Assessment (5+6+10+14+17)
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
001/ 545	001, Cement debris	3	3	0	1	7													
001/ 433	001, Roof	1	3	0	1	5													
001/ 522	001, Cement rainwater goods	1	3	0	1	5													
002/ 470	002, Wall	1	3	0	1	5													
004/ 404	004, Ceiling	1	3	0	1	5													
005/ 436	005, Ceiling	1	3	0	1	5													
006/ 460	006, Ceiling	1	3	0	1	5													

007/ 503	007, Ceiling	1	3	0	1	**5**														
009/ 537	009, Ceiling	1	3	0	1	**5**														
010/ 570	010, Flash guards	2	1	1	1	**5**														
010/ 389	010, Cement rainwater goods	1	3	0	1	**5**														
017/ 399	017, Ceiling	1	3	0	1	**5**														
018/ 384	018, Ceiling	1	3	0	1	**5**														
031/ 458	031, Sink pad	1	0	0	1	**2**														
034/ 487	034, Walls	1	0	0	1	**2**														
036/ 502	036, Roof	1	3	0	1	**5**														
036/ 444	036, Cement debris	3	3	0	1	**7**														
036/ 548	036, Roof	1	3	0	1	**5**														
036/ 475	036, Roof	1	3	0	1	**5**														

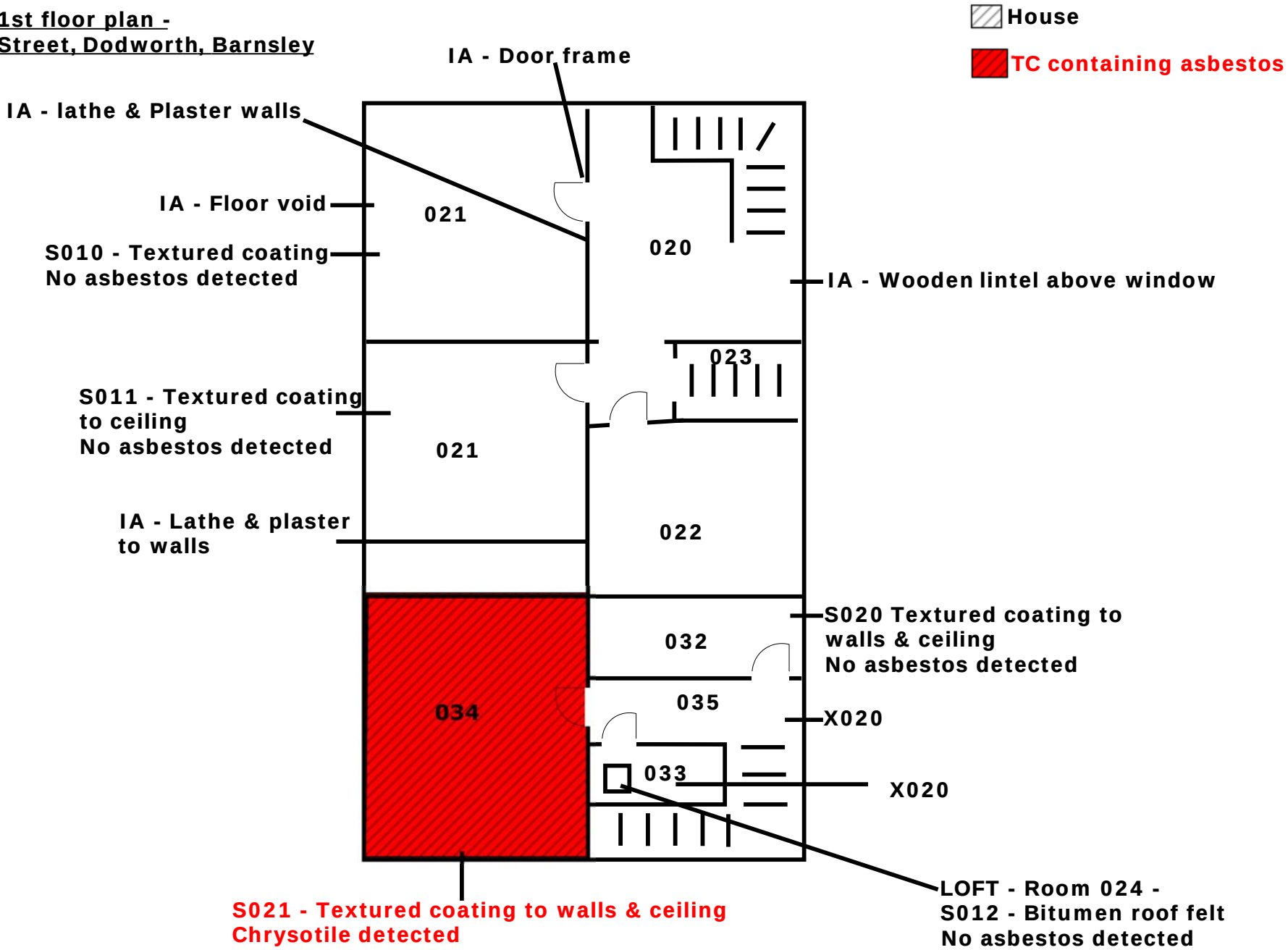
Externals -
88 High Street, Barnsley



House - Ground floor plan -
88 High Street, Dodworth, Barnsley



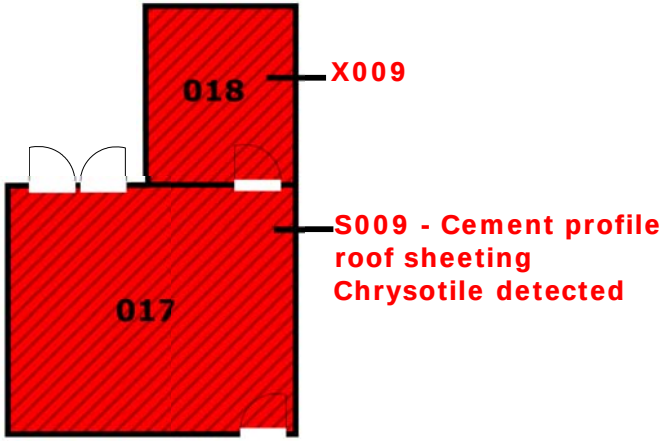
House - 1st floor plan -
88 High Street, Dodworth, Barnsley



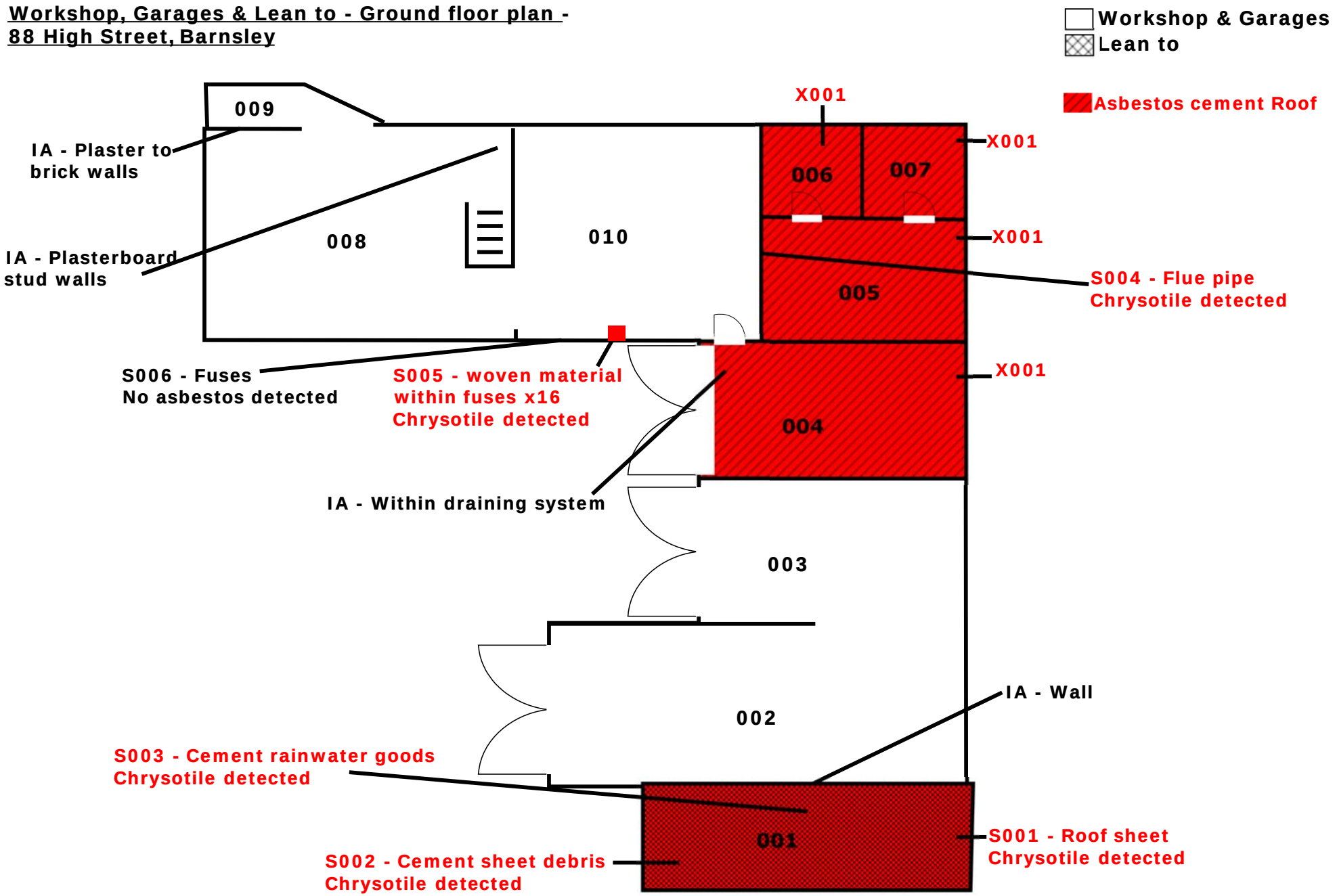
Storage - Ground floor plan
88 High Street, Barnsley

Storage

Asbestos cement profile roof



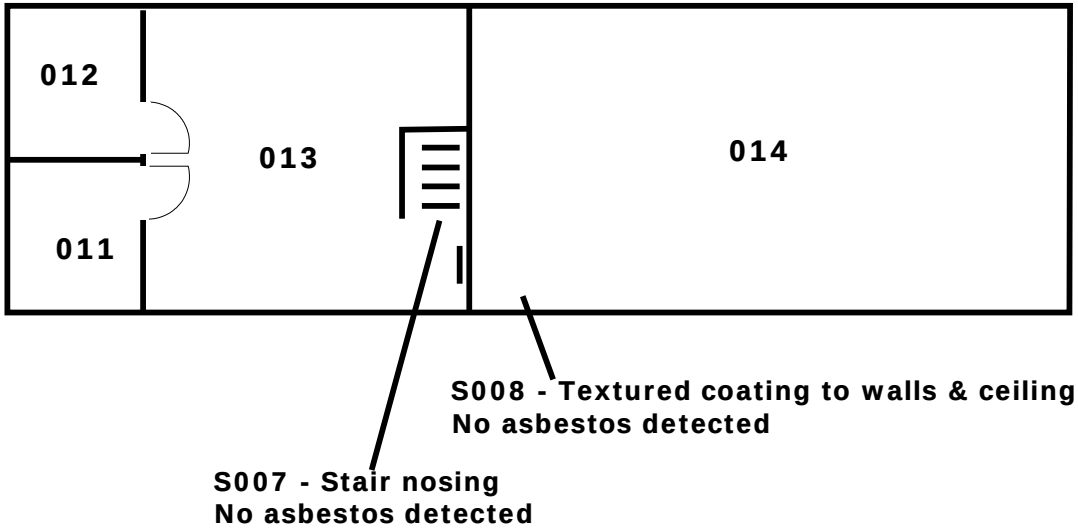
Workshop, Garages & Lean to - Ground floor plan - 88 High Street, Barnsley



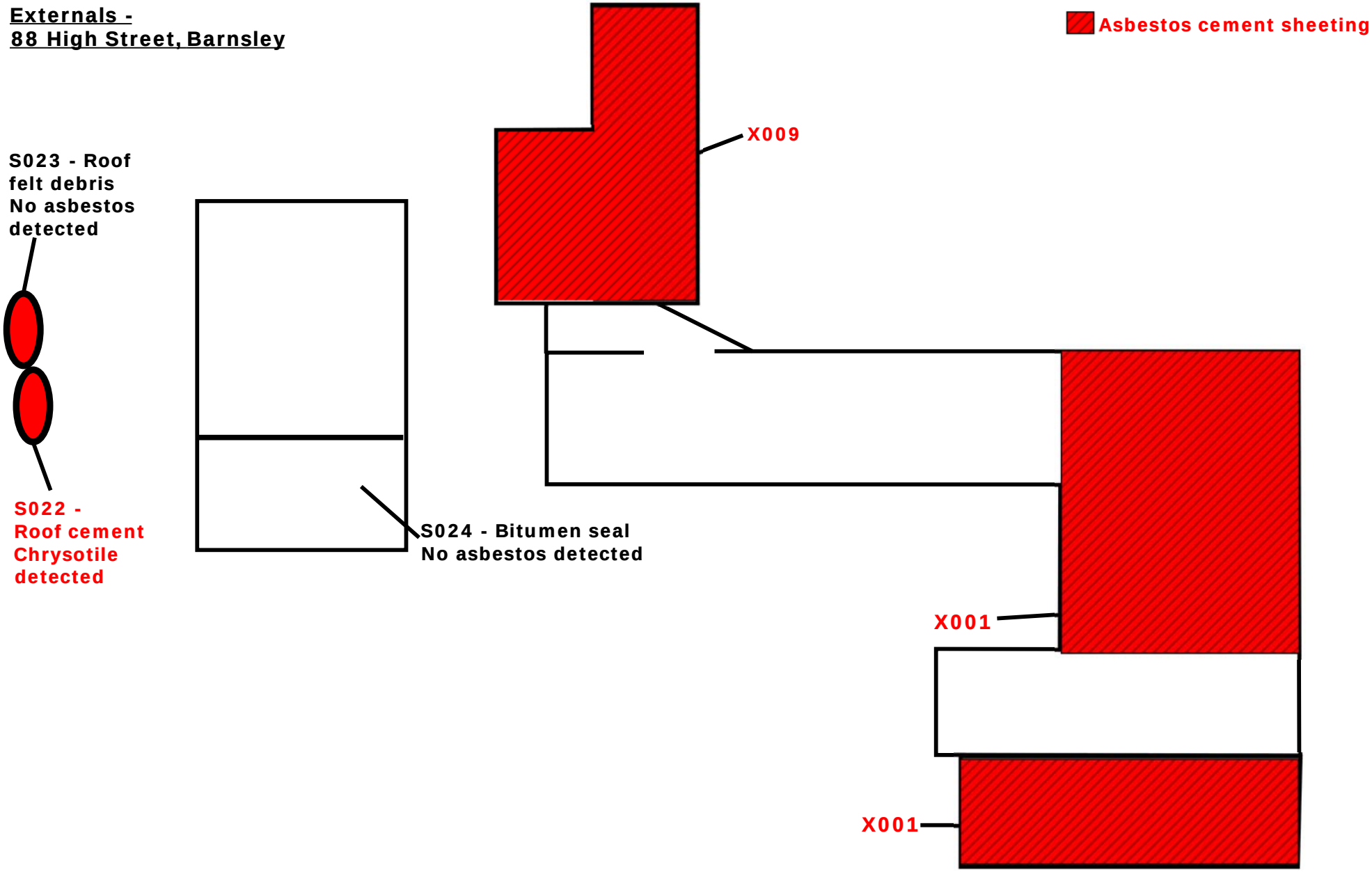
Workshop - 1st floor plan -
88 High Street, Barnsley

Workshop & Garages

Loft 1 - Room 015 (011,012,013)
Loft 2 - Room 016 (014)



Externals -
88 High Street, Barnsley



2719

CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate Ref No:	**P-121908**	**Issue Date:**	**11 March 2014**
Page:	**1 of 3**	**Samples Received:**	**07 March 2014**
		Sampled by:	**Client**
Client Order Ref:	**TBC**	**Date Analysed:**	**11 March 2014**
Client:	**Cordtape Environmental Services**	**Analysed By:**	**Allison Shaw**
Address:	**Cordtape Environmental Services Finchwell Close Handsworth Sheffield S13 9DF**	**Laboratory:**	**Lab L5**
		Site:	**88 High Street, Dodsworth, Barnsley**

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
001	Room 001 Cement roof sheeting	Chrysotile	Asbestos cement
002	Room 001 Cement sheeting debris	Chrysotile	Asbestos cement
003	Room 001 Cement rainwater goods	Chrysotile	Asbestos cement
004	Room 005 Flue pipe	Chrysotile	Asbestos cement
005	Room 010 Woven fuse material	Chrysotile	Asbestos woven material
006	Room 010 Fuses	No Asbestos Detected	Non-asbestos material
007	Room 013 Stair nosing x2	No Asbestos Detected	Non-asbestos material
008	Room 014 Textured coating to walls & ceiling	No Asbestos Detected	Non-asbestos material
009	Room 017 Cement profile roof	Chrysotile	Asbestos cement

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

The analysis detailed in this certificate was undertaken by Polarised Light Microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive Guidance Note HSG248 'The Analysts' Guide for sampling, analysis and clearance procedures'.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot validate the accuracy of the sample in relation to the sampling procedures and as such cannot guarantee the accuracy of the results and information relating to those samples.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the product types detailed on this certificate.

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised By: Rachel Asquith

Position: Laboratory Supervisor

Signed:

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E-mail: laboratory@environmentalessentials.co.uk
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E-mail: yorkshire@environmentalessentials.co.uk
NB – "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.

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Company Registration No. 5097507

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CERTIFICATE OF BULK FIBRE ANALYSIS

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Page:	**2 of 3**	**Samples Received:**	**07 March 2014**
		Sampled by:	**Client**
Client Order Ref:	**TBC**	**Date Analysed:**	**11 March 2014**
Client:	**Cordtape Environmental Services**	**Analysed By:**	**Allison Shaw**
Address:	**Cordtape Environmental Services Finchwell Close Handsworth Sheffield S13 9DF**	**Laboratory:**	**Lab L5**
		Site:	**88 High Street, Dodsworth, Barnsley**

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
010	Room 019 Textured coating to window reveal	No Asbestos Detected	Non-asbestos material
011	Room 021Textured coating to ceiling	No Asbestos Detected	Non-asbestos material
012	Room 024 Bitumen roof felt	No Asbestos Detected	Non-asbestos material
013	Room 025 Textured coating to walls	No Asbestos Detected	Non-asbestos material
014	Room 025 Plasterboard behind textured coating	No Asbestos Detected	Non-asbestos material
015	Room 027 Textured coating to walls	No Asbestos Detected	Non-asbestos material
016	Room 027 Bitumen sink pads x2	No Asbestos Detected	Non-asbestos material
017	Room 029 Flooring	No Asbestos Detected	Non-asbestos material
018	Room 030 Floor tiles	No Asbestos Detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Authorised By: Rachel Asquith

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Signed:

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E-mail: scotland@environmentalessentials.co.uk
North Wales Office (Lab L4) - Unit 5430, Ground Floor, North Wales Business Park, Abergele, LL22 8LJ. Tel: 0800 054 6432.
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Yorkshire Office (Lab L5) - Office S6 Evans Business Centre, Monckton Road, Wakefield, WF2 7AS. Tel: 01924 888195.
E-mail: yorkshire@environmentalessentials.co.uk
NB – "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.

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Company Registration No. 5097507

CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate Ref No:	**P-121908**	**Issue Date:**	**11 March 2014**
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		Sampled by:	**Client**
Client Order Ref:	**TBC**	**Date Analysed:**	**11 March 2014**
Client:	**Cordtape Environmental Services**	**Analysed By:**	**Allison Shaw**
Address:	**Cordtape Environmental Services Finchwell Close Handsworth Sheffield S13 9DF**	**Laboratory:** **Site:**	**Lab L5** **88 High Street, Dodsworth, Barnsley**

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
019	Room 031 Bitumen sink pads x2	Chrysotile	Asbestos bituminous product
020	Room 032 Textured coating to walls & ceiling	No Asbestos Detected	Non-asbestos material
021	Room 034 Textured coating to walls & ceiling	Chrysotile	Asbestos textured coating
022	Externals Cement roof debris	Chrysotile	Asbestos cement
023	Externals Roof felt debris	No Asbestos Detected	Non-asbestos material
024	Externals Bitumen floor seal	No Asbestos Detected	Non-asbestos material
	End of report		

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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