



Asbestos Survey Report

**Block 93-109, Sandgate,
Swindon
13th December 2005**

Asbestos Survey Report

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Rev A:	Date: 22/12/05	Checked by:	
Rev A:	Date: 22/12/05	Approved by:	

1. Introduction

This report contains the findings of a **Type 2 Survey** carried out at Block 93 – 109, Sandgate, Swindon.

Asbestos Surveys and Inspections Ltd carried out the survey.

The survey area consisted of the communal areas only of a 3-storey purpose-built block of flats.

Bulk samples were taken and analysed using Health and Safety Executive Procedure MDHS 77 by Ayerst Environmental, 72 Bromley Road, Beckenham, Kent.

Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.

2. Survey Method.

The **Type 2** survey was carried out following the guidelines set out in the HSE document, MDHS 100 (Method for the Determination of Hazardous Substances) a brief explanation of a type 2 survey is as follows: -

Type 2: Sampling survey - (Standard sampling, identification and assessment).

The purpose of the survey is to locate, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACMs) in the building and assess their condition.

Samples are collected and analysed for the presence of asbestos. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be **strongly presumed** to contain asbestos. Less homogeneous materials may require a greater number of samples.

3. Summary of Results

2 samples were taken during the Survey, with the following results: -

Asbestos Content	Quantity
Chrysotile (White)	1
Amosite (Brown)	0
Crocidolite (Blue)	0
Chrysotile/Crocidolite (White/Blue)	0
Amosite/Chrysotile (Brown/White)	0
Amosite/Crocidolite (Brown/Blue)	0
Crocidolite/Amosite/Chrysotile	0
Samples where Asbestos not detected	1

Presumptions:

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

Following the guidelines set out in the Health & Safety Document MDHS 100, various materials may be **presumed** to contain asbestos, and if so these will be included in the Asbestos Register.

4. Results and Analysis

Client:	West of England Estate Management Co Ltd		
Survey Address:	Block 93 – 109, Sandgate, Swindon		
Building:	3-storey purpose-built block of flats		
Location:	Exterior		
Survey Ref:	M068/131205	Sample ref:	N/A
Photo Ref:	A	Date taken	N/A
			
Asbestos Type:	Asbestos Containing Material – Presumed.		
Product/Use:	Eaves soffits	Amount	As seen
Accessibility:	Poor		
Remarks:			

Client:	West of England Estate Management Co Ltd		
Survey Address:	Block 93 – 109, Sandgate, Swindon		
Building:	3-storey purpose-built block of flats		
Location:	Entrance hallway		
Survey Ref:	M068/131205	Sample ref:	M068/131205/01
Photo Ref:	B	Date taken	13/12/05
			
Asbestos Type:	Chrysotile		
Product/Use:	Ceiling coating	Amount	As seen
Accessibility:	Good		
Remarks:			

Client:	West of England Estate Management Co Ltd		
Survey Address:	Block 93 – 109, Sandgate, Swindon		
Building:	3-storey purpose-built block of flats		
Location:	Stairs		
Survey Ref:	M068/131205	Sample ref:	M068/131205/02
Photo Ref:	C	Date taken	13/12/05



Asbestos Type:	No Asbestos Detected		
Product/Use:	Step return	Amount	As seen
Accessibility:	Good		
Remarks:			

5. Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT					
Report No:	LAB105046		Date of Issue:	19/12/2005	Issue No: 1
Client Details					
Client Name:	Asbestos Surveys & Inspections Ltd				
Client Address:	Coxmoor Spreyton CREDITON Devon EX17 5AR				
Client Order No:	M068/131205	Client Contact:	Mr Richard Belcher		
Report on					
Identification of asbestos content of suspected asbestos containing materials (ACM's) stated to have been sampled from the following location/site:					
Block 93 - 109, Sandgate SWINDON					
Number of samples received:	2	Date(s) Start date:	19/12/2005		
Date of receipt/Date Sampled:	16/12/2005	Analysed Finish date:	19/12/2005		
Methodology					
Analysis of samples received was carried out in accordance with HSE Method HSG248 (Asbestos in Bulk Materials - Sampling and identification by Polarised Light Microscopy) and documented in-house methods.					
Samples of bulk materials will be retained for a period of not less than 6 months from date of analysis.					

UKAS Disclaimers
Although Ayerst Environmental Ltd is a UKAS accredited laboratory for bulk asbestos identification opinions and interpretations based on the results are outside the scope of our UKAS accreditation.
<u>For samples received from the Client and not sampled by Ayerst Environmental Ltd:</u>
This report is given in good faith on the basis of the samples and information received. Ayerst Environmental Ltd can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received.
Ayerst Environmental Ltd is not accredited by UKAS for the identification of non-asbestos materials.

TEST RESULTS				
*NAD = No Asbestos Detected				
SAMPLE NO.	LABORATORY REFERENCE	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED*
M068/131205/01	121450	Entrance hallway	Ceiling coating	CHRYSTOTILE
M068/131205/02	121451	Stairs	Step return	NAD

Analyst's name	Francis Clifford	Analyst's Signature	 Francis Clifford Digitally signed by Francis Clifford DN: cn=Francis Clifford, c=GB Date: 2005.12.19 15:28:58 Z
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Quality Checked by:

Name:	S A Snook	Signature	 SA Snook Digitally signed by SA Snook DN: cn=SA Snook, o=Ayerst Environmental Ltd, c=GB Date: 2005.12.19 16:51:31 Z
Position	Laboratory Manager		

6. Asbestos Register

[illegible]

Material Assessment Algorithm.

Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	1	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
Damage or Deterioration	Good condition: No visible damage	0	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	2	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	0	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	1	Unsealed AIB, or encapsulated lagging and sprays.	2	Unsealed lagging and sprays.
Asbestos Type	Chrysotile	1	Amphibole asbestos excluding Crocidolite.	2	Crocidolite.	3	

7. Recommendations.

A type 2 survey is a sampling survey and does not allow for intrusive inspection to all areas, and therefore in non-accessible areas it was not practicable to inspect and sample.

Caution should be taken when any future refurbishments are carried out in areas that were not inspected.

If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.

It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.

All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.

The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Recommended actions as highlighted in the enclosed Asbestos Register, are as follows: -

Action A

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under *controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

***Asbestos removal work must be carried out under the provisions of the Control of Asbestos at Work Regulations 2002 (CAWR).**

Contact the Health and Safety Executive on 08701 545500 or www.hse.gov.uk/asbestos for more information.

Action B

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed.

Action C

Asbestos containing materials may be showing some signs of deterioration or damage. This material is not posing a significant hazard to personnel at present, provided it remains undisturbed.

Action D

Asbestos containing materials in good or reasonable condition, adequately surface treated and requiring no attention unless disturbed or condition deteriorates.

Labelling

All materials identified on the Asbestos Register (actual or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

Asbestos Surveys and Inspections Ltd. recommend that if asbestos removal is required, the client obtains quotations from more than one contractor.

8. Scope of Survey

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2002) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instruction and guidance at that time.
- Asbestos Surveys & Inspections Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- Asbestos Survey & Inspections Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample

9. Survey Exclusions

During the survey access was not possible to the following areas: -

Exclusion:	Area:
N/A	