Cabot thermals limited
(Surveying Division)
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ASBESTOS SURVEY REPORT
11-12 Amber Court
Colbourne Street
Swindon

Survey reference:
CT/241531

Surveyed on 30th April 2010

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Report/Site Details

Report	11-12 Amber Court, Colbourne Street, Swindon
Survey Type	2
Report Conducted	30th April 2010
Report Issued	13th May 2010
Survey Reference	CT/241531
Client	Safety Test UK
Client Contact	Marcus Newland
Client Number	01454 778835
Site Address	11-12 Amber Court Colbourne Street Swindon
Analytical Laboratory	Asbestos Consultants to the Environment Bulk Sample Analysis

Survey Carried By	Cabot Thermals Ltd (Surveying Division)
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Document QA Checked by:	Mark Hughes
Date	30th April 2010

The Surveyor and Technical Manager have quality checked this document and confirmed all data is correct and signed form number R/V2/section 0.18/002/Feb 08

Introduction to Asbestos.

Asbestos is a group of naturally occurring compounds found throughout the world. They have many properties including heat and fire resistance and extreme durability, due to these properties, asbestos has been used extensively throughout the industrial, construction and consumer products.

Asbestos compounds can be separated into very strong, fine fibres, if not encapsulated they can break down into microscopic dust and remain suspended in the air for long periods and therefore can be inhaled. Inhalation of asbestos fibres can result in penetration of the bodies tissues where they remain for many years. Once lodged inside the bodies tissues, most fibres will not break up or dissolve and cannot be neutralised or removed.

It has been proven that exposure to inhaled asbestos fibres can cause a number of disabling and fatal diseases, where symptoms do not present themselves until 10 to 20 years after the initial exposure. The most common diseases are, Asbestosis, Lung cancer, Mesothelioma, Pleural plaques and Pleural calcification.

Most Common Uses

Product	Fibre Content	Density	Location and uses	Hazard Potential	Encapsulation
Asbestos Cement	Low 10-15% asbestos (white)	High 85-90% Cement	Roofing sheets, gutters and down pipes. Internal/ external cladding	Very Low. Abrasion, drilling and smashing can cause fibre release.	Not normally necessary. Internal cladding, normally painted which seals in fibres.
Asbestos Insulation Board (AIB)	Medium 16-30% asbestos (brown and white)	Medium 70-84% calcium silicate	Ceiling tiles, wall cladding, fire protection doors and walls. Production ceased early 1980	Medium, abrasion, drilling, and smashing can cause fibre release.	Paint surfaces and protect edges
Lagging Insulation	High up to 95% asbestos (any type)	Low 5% up binders	Pipe insulation, boilers, heating plant etc. Phased out late 1960s	High, easily Damaged.	Normally covered with paint or canvas. When in good condition there is no risk, but requires regular inspection.
Spray coatings (limpet)	High up to 95% asbestos (any type)	Low 5% up binders	Structural fire protection (walls, ceilings girders etc.) not used after 1974	High, easily Damaged.	Normally painted
Asbestos rope	High up to 98% asbestos (any type)	Low 2% up binder	Boiler gaskets, flue packing and can be found wrapped around pipe work	High, easily Damaged.	Normally found untreated, painting will seal fibres in.

Types of Surveys

There are three types of survey referred to in the MDHS 100
Type 1: Location and assessment survey (Presumptive Survey)

The purpose of the survey is to locate, as far as reasonably practicable, any suspect ACMs in the building and assess the risk. This survey essentially defers the need to sample and analyse for asbestos (or the absence thereof) until a later time (eg, prior to demolition or major refurbishment). The client bears potential additional costs of management for some non-asbestos containing materials. All areas must be accessed and inspected (eg, above false ceilings and inside risers, service ducts, lift shafts etc) or presumed to contain asbestos. Any materials which can reasonably be expected to contain asbestos, must be **presumed** to contain asbestos and where it appears highly likely to contain asbestos, there should be a **strong presumption** that it does. All materials which are presumed to contain asbestos must be assessed to determine the relative risk that they may present.

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

The purpose and procedures used in this survey are the same as for type 1, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found, are collected and analysed to confirm or refute the Surveyor's judgment. If the material sampled is found to contain asbestos, other similar homogenous materials used in the same way in the building, can be strongly presumed to contain asbestos. Other less homogenous materials and some materials which are non-asbestos will need to be sampled more frequently to confirm whether asbestos is present or not. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys can be carried out as a separate exercise, after the type 1 survey is complete.

Type 3: Full access sampling and identification survey (Pre-demolition/Major Refurbishment Surveys)

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimated of the volume and surface area of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment. The survey does not assess the condition of the asbestos other than to note areas of damage or where additional asbestos debris maybe expected to be present.

Although different types of survey can be specified and used depending on the circumstances, it is important that the building Owner, Employer and the Surveyor know exactly what type of survey is to be carried out, what the specification for each type are, and in which areas they are to be used. It is recommended that the type of survey used conforms to a standard (MDHS 100) otherwise interpretation of the survey reports will be difficult and the management plan produced may not adequately minimize the risks involved. It is possible that at larger premises, a mixture of survey types will be appropriate.

Site Introduction

Cabot thermals Ltd (Surveying Division) has been instructed to carry out an asbestos survey by the client as to ascertain the possibility of any asbestos bearing materials within the areas identified by the client. Therefore the scope of work requested, is limited to the areas identified by the client.

A written report, including recommendations and photographic evidence are submitted by surveying consultant/s of Cabot Thermals Ltd (Surveying Division).

Survey Methodology.

Type 1
Location and assessment survey
(presumptive survey)
All accessible areas within the site as indicated by the client have been inspected in order to determine the presence of asbestos containing materials.
The Surveyor (s) have accomplished all tasks necessary to identify asbestos containing materials as far as is reasonably practicable.
The inspection included, but was not necessarily limited to, the following:
o A thorough on-site visual inspection. During the inspection, the Surveyor (s) identified and quantified suspected ACMs.
o All areas of homogenous material have been identified, based upon previous experience of laboratory bulk analysis results.
o Identified all locations where ACMs may be present but cannot be inspected, with the reason it could not be inspected.
o Completing a Survey Summary Form of suspect ACMs, whether later proven to contain asbestos or not .

Type 2
Standard Sampling, Identification and Assessment Survey
(sampling survey)
The survey methodology for this type of survey is as above, together with the following:
o Where the Surveyor (s) suspected a material containing asbestos, a sample was taken for analysis.
o The samples were chosen as being representative of the material under investigation.
o All sampling was under taken following the HSE guidance note MDHS 100, causing the minimum possible disruption and potential risk to the health of building occupants and visitors.
o All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory.

Type 3
Comprehensive Access Sampling and Identification Survey
(pre-demolition / major refurbishment Surveys)
The survey methodology for this type of survey is as above, together with the following:
o The Surveyor (s) assessed the risk of fibre release before carrying out the survey.
o Investigation was carried out incorporating the shadow vac technique using an H type vacuum in order to minimise potential fibre release.
o Where fibre release was assessed to be of sufficiently high risk, a polythene enclosure was erected and suitable PPE utilised.

Sampling Strategy.
The object of carrying out sampling is to identify the nature and extent of any visible asbestos bearing material.

All sampling was undertaken following the HSE guidance note MDHS 100 causing minimum possible disruption and potential risk to the health of the building occupants and visitors.

All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory.

Where the surveyor/s suspected a material containing asbestos, a sample was taken for analysis. The samples were chosen as being representative of the material under investigation. Therefore, where there are visually similar areas, they should be regarded as being uniform composition.

CURRENT REGULATIONS

In response to the risk of exposure to asbestos , the Government introduced the Control of Asbestos at Work Regulations (CAW) 2002 which have now been superseded by the Control of Asbestos Regulations (CAR) 2006. Their aim is to ensure that all materials that contain asbestos are identified and managed in a way that protects employees and other users of buildings from risks.

Regulation 4 of the Control of Asbestos Regulations (CAR) 2006 to manage asbestos in non-domestic premises . It explains the duties of building owners, tenants and anyone else with legal responsibilities for such premises.

1 - Reasonable steps are to be made to locate asbestos-containing materials in premises and checking their conditions

2-Presuming materials contain asbestos unless there is strong evidence to suppose they do not

3-keeping an up-to-date written record of the location and condition of asbestos –containing materials

4-Assessing the risk of exposure to asbestos-containing materials

5-Preparing and putting into effect a plan to mange the risk

These Regulations came into force May 2004

Limitation of the Report.

This report only relates to the day of the site visit and cannot take into account subsequent changes in circumstances. Materials were sampled if, in the opinion of the surveyor/s, there was a high possibility that they may contain asbestos.
This report contains findings based upon visual inspection and during the course of the survey, all reasonable efforts were made to identify the presence of materials containing asbestos within the surveyed areas. however, asbestos is sometimes concealed within the fabric of buildings or within sealed building voids, so its not always possible to regard the findings in any survey as being definitive. Therefore, it must always remain a possibility that further asbestos containing material may be found during any alteration, refurbishment or demolition works.
Where areas have been identified as inaccessible "**no access"**, it indicates that the area specified was not accessible to the analyst at the time of the survey, either because of locked rooms or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is advised to be alert to the possibility of there being asbestos containing materials in such areas, and further investigation may be required.
Where areas have been identified as **"presumed"** or **"strongly presumed"** asbestos containing material, no inspection was made possible to such materials or behind materials. The client is advised to be alert to the possibility of there being asbestos containing materials in such areas, and further investigation may be required.
The quantities stated within this report are estimates made by the surveyor's, they are there to provided a approximate size and volume of asbestos based materials. Cabot Thermals Ltd (Surveying Division) cannot be held responsible for any inaccuracies in quantities, if these are to be used for contractual purposes, a further site visit maybe required to confirm quantities for estimation/contractual purposes.
Manufactured products containing asbestos have been extremely diverse. Therefore responsibility cannot be accepted for any consequential loss or damage resulting from non-recognition of a material that is later established as having an asbestos content. Certain decorative coatings and plasters may contain very small quantities of asbestos. These coatings are often prepared using different batches or have been repaired or patched during different periods, it is therefore possible that any artex samples taken may not be representative of the entire coating.
Materials have been referred to as Asbestos Insulation Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless requested by the client.

Specific Exclusions.
Inspection was not carried out in the areas noted below: -

a The survey was limited to those areas accessed at the time of the survey.
b We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure. Therefore, we are unable to report on any asbestos as may be present in these areas.
c We have not inspected lift shafts or similar which require the attendance of a specialist engineer without that engineer in attendance.
d We have not inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings.
e We have not inspected any part requiring specialist equipment other than stepladders. Any requirements for specialist access equipment has been specifically excluded unless other wise stated.
f We have not reported on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
g No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.
h Samples have not been taken where the act of sampling would endanger the surveyor/s or effect the functional integrity of the item, concerned. For example, fuses within electrical boxes, gaskets, fire doors, ropes, associated with heating, glazing, or power plant etc.

j Any areas that contain a chemical or biological hazard unless agreed with Cabot Thermals Ltd (Surveying Division), where the client will provide full training and equipment.

k Whist every effort has been made to identify the true nature and extent of asbestos material present in the building surveyed, no responsibility has been accepted for the presence of asbestos materials in other than those sampled at the requisite density.

l A limited inspection only has been carried out of pipe work concealed by overlying non asbestos insulation. Inspection of pipe work has been restricted primarily to the insulation visible. The presence of debris to pipe work, which is not readily visible or would require the removal and replacement of.

Summary of Asbestos Incidence & Recommendations.

Our recommendations are made upon each items' assessed potential for fibre release as recommended by the guidance published by the department of the Environment and the Health & safety Executive, and with regards to the safety of asbestos in buildings.

Item Number	Sample Number	Sample Content	Material Description	Recommendations
No asbestos identified				
Areas not accessed				
01	No access	Live and in use at time of survey	Electrical switchgear	**Apply Caution when maintaining**

The recommendations provided for each asbestos containing materials are calculated from the material assessment alogrithim provided by the HSE and the surveyors on site risk assessment

The table below explains recommendations

Recommendation	Explanation
Remove	Remove the asbestos containing material because it has been deemed to be in a unsafe condition resulting in exposure to persons, release asbestos into the Environment, or in the opinion of the surveyor the material is in a location where the material could become further damaged.
Repair / Encapsulate	Repair / encapsulate a asbestos containing material where its is reasonable practicable to do so which is in a safe location. Where we recommend repair / encapsulation the client should remove these items before any refurbishment / demolition work commences
Label	Label all asbestos containing material with the appropriate warning labels as required by the HSE
Environmental Clean/ Decontamination	Environmentally clean an area where asbestos containing materials once existed or still remain and have released fibres into the environment which require encapsulation
Manage	Re-inspect the materials periodically to access if there condition has deteriorated
Apply Caution	No access was granted for one reason or the other, apply caution because asbestos containing materials might be present within these locations
N.A.D.I.S	No asbestos detected within sample

The client must be aware that the findings of this survey does not constitute a full risk assessment or management plan. Where there is any doubt the most cautious route should be undertaken, or a risk assessment undertaken. Cabot Thermals Ltd (Surveying Division) would be happy to assist in the implementation of a management plan. For further assistance please contact Cabot Thermals Ltd (Surveying Division) Please note: Cabot Thermals Ltd (Surveying Division) is not accredited under UKAS for Priory risk Assessments.

ASBESTOS SAMPLE ASSESSMENT FORMS

Survey Report Form (SRF)

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	01
SAMPLE REFERENCE	Visual
AREA FLOOR LEVEL	Ground Floor
LOCATION	Entrance Cupboard
ACCESSIBILITY	Low
DESCRIPTION	Electrical switchgear
QUANTITY	<1 m2
INSPECTION TYPE	No access
INSPECTION RESULT	Apply Caution

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Concrete
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / DETERIORATION

Good Condition, no visible damage	0	X
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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	X
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

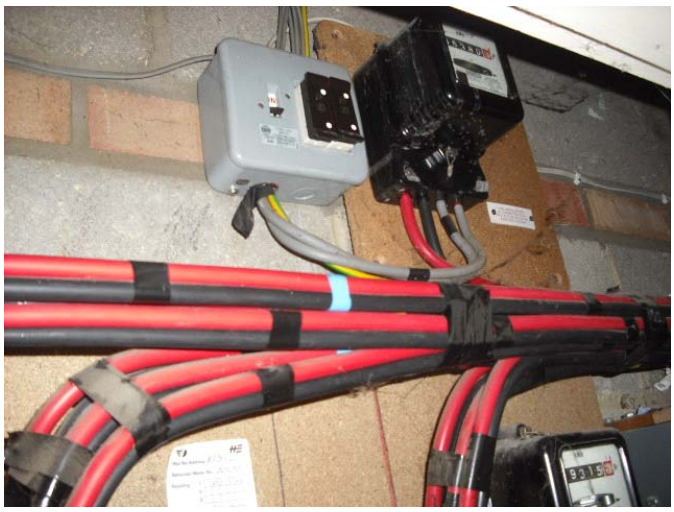
ACTION PRIORITY TOTAL A+B+C+D

= 3

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No access to inspect live and in use at time of survey.



Recommendation

Apply Caution when maintaining

Date of Action Taken:

Survey Report Form (SRF)

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	02
SAMPLE REFERENCE	CT/241531/01
AREA FLOOR LEVEL	Ground Floor
LOCATION	Entrance Lobby
ACCESSIBILITY	High
DESCRIPTION	Artex
QUANTITY	6 m2
INSPECTION TYPE	Sample taken
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Quarry tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to Artex located to ceiling stipple effect and in good condition.
A representative sample was taken from various areas of the artex coating

Recommendation

No asbestos identified

Date of Action Taken:

Survey Report Form (SRF)

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	03
SAMPLE REFERENCE	CT/241531/02
AREA FLOOR LEVEL	Ground Floor
LOCATION	Inner Lobby
ACCESSIBILITY	High
DESCRIPTION	Artex
QUANTITY	9 m2
INSPECTION TYPE	Sample taken
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Quarry tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to Artex located to ceiling stipple effect and in good condition.
A representative sample was taken from various areas of the artex coating

Recommendation

No further action required

Date of Action Taken:

Survey Report Form (SRF)

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	04
SAMPLE REFERENCE	CT/241531/03
AREA FLOOR LEVEL	Ground Floor
LOCATION	Inner Lobby
ACCESSIBILITY	High
DESCRIPTION	Floor tiles Brown
QUANTITY	9 m2
INSPECTION TYPE	Sample taken
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified within sample taken to floor tiles (brown) located throughout area

Recommendation

No further action required

Date of Action Taken:

(Surveying Division)

ITEM NUMBER	05
SAMPLE REFERENCE	CT/241531/04
AREA FLOOR LEVEL	All floors
LOCATION	Stairwell
ACCESSIBILITY	High
DESCRIPTION	Artex coating to ceiling
QUANTITY	40 m2
INSPECTION TYPE	Sample taken
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Concrete, plasterboard
Walls	Block
Flooring	Tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to Artex coating located to ceilings on all floors of stairwells.
A representative sample was taken of the artex coating from all floor levels throughout stairwell.

Recommendation

No further action required

Date of Action Taken:

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	06
SAMPLE REFERENCE	As sample: CT/241531/03
AREA FLOOR LEVEL	All floors
LOCATION	Stairwell
ACCESSIBILITY	High
DESCRIPTION	Floor tiles Brown
QUANTITY	30 m2
INSPECTION TYPE	As sampled
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Concrete, plasterboard
Walls	Block
Flooring	Tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to floor tiles (brown) located throughout area .

Recommendation

No further action required

Date of Action Taken:

(Surveying Division)

ITEM NUMBER	07
SAMPLE REFERENCE	CT/241531/05
AREA FLOOR LEVEL	All floors
LOCATION	Stairwell
ACCESSIBILITY	High
DESCRIPTION	Stair treads
QUANTITY	28 L/M
INSPECTION TYPE	Sample taken
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Concrete, plasterboard
Walls	Block
Flooring	Quarry tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to stair treads located to front edge of steps.

Recommendation

No further action required

Date of Action Taken:

Survey Report Form (SRF)

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	08
SAMPLE REFERENCE	CT/241531/06
AREA FLOOR LEVEL	First Floor
LOCATION	Lobby
ACCESSIBILITY	High
DESCRIPTION	Artex coating to ceiling
QUANTITY	9 m2
INSPECTION TYPE	Sample taken
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to Artex coating located to ceiling stipple effect and in good condition.
A representative sample was taken from various areas of the artex coating

Recommendation

No further action required

Date of Action Taken:

Survey Report Form (SRF)

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	09
SAMPLE REFERENCE	As sample: CT/241531/03
AREA FLOOR LEVEL	First Floor
LOCATION	Lobby
ACCESSIBILITY	High
DESCRIPTION	Floor tiles Brown
QUANTITY	9 m2
INSPECTION TYPE	As sampled
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

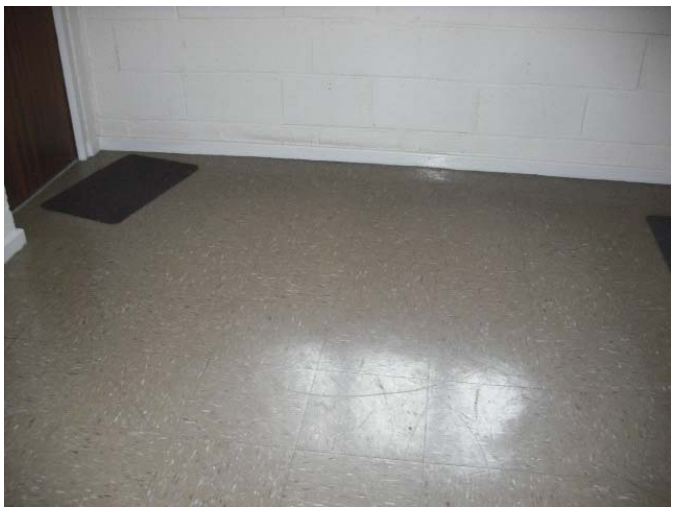
ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to floor tiles (brown) located throughout area .



Recommendation

No further action required

Date of Action Taken:

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	10
SAMPLE REFERENCE	CT/241531/07
AREA FLOOR LEVEL	Second Floor
LOCATION	Lobby
ACCESSIBILITY	High
DESCRIPTION	Artex coating to ceiling
QUANTITY	9 m2
INSPECTION TYPE	Sample taken
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to Artex coating located to ceiling stipple effect and in good condition.
A representative sample was taken from various areas of the artex coating

Recommendation

No further action required

Date of Action Taken:

Survey Report Form (SRF)

(Surveying Division)

Client: Safety Test UK
Site Address: 11-12 Amber Court
Report Date: 30th April 2010
Survey Reference: CT/241531
Survey Type: 2

ITEM NUMBER	11
SAMPLE REFERENCE	As sample: CT/241531/03
AREA FLOOR LEVEL	Second Floor
LOCATION	Lobby
ACCESSIBILITY	-
DESCRIPTION	Floor tiles Brown
QUANTITY	9 m2
INSPECTION TYPE	As sampled
INSPECTION RESULT	No asbestos identified

Room Construction	
Ceiling	Plasterboard
Walls	Block
Flooring	Tiles
Insulation to pipe/finishes	-
Additional information	-

A PRODUCT TYPE

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

B EXTENT OF DAMAGE / 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.	3	

C SURFACE TREATMENT

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

D ASBESTOS TYPE

Chrysotile	1	
Amphibole asbestos (Amosite, Actinolite, Anthophyllite, Tremolite).	2	
Crocidolite	3	

ACTION PRIORITY TOTAL A+B+C+D

= ☐

1-6	LOW
7-9	MEDIUM
10-12	HIGH

Additional Information

No asbestos identified to floor tiles (brown) located throughout area .

Recommendation

No further action required

Date of Action Taken:

CERTIFICATES OF ANALYSIS

ASBESTOS CONSULTANTS TO THE ENVIRONMENT LTD

Established 1984

Head Office
195 Church Road,
Benfleet, Essex SS7 4PN
Tel: 01268 566822
Fax: 01268 755977

Regional Office
Borough Park, Romney Avenue,
Lockleaze, Bristol BS7 9SU
Tel: 0117 952 7609
Fax: 0117 952 0947

UKAS TESTING
472

BULK SAMPLE TEST CERTIFICATE

Customer:	**Cabot Thermals Ltd (Surveying Division)**	**Order No. (if applicable)**	**CT/NG/1279**
Customer Address:	**Unit 4, 171 Bryants Hill, St. George, Bristol, BS5 8RQ**		
Site Address:	**11-12 Amber Court, Swindon**		
Sample Taken By:	**Client**	**Report Number:**	**P026994-001**
No of Samples:	**07**	**Report Issue Date:**	**6th May 2010**
Technician's Name:	**M. Lesiak**	**Date of Analysis:**	**5th May 2010**
Location where laboratory analysis completed:	**Bristol**		

SAMPLE No.	SAMPLE REF. No.	SAMPLE DETAILS	ASBESTOS TYPE(S) PRESENT
CT-241531/01	P026994-001-0001	Textured Coating to Ceiling	N.A.D.I.S.
CT-241531/02	P026994-001-0002	Textured Coating to Ceiling	N.A.D.I.S.
CT-241531/03	P026994-001-0003	Floor Tiles	N.A.D.I.S.
CT-241531/04	P026994-001-0004	Textured Coating to Ceiling	N.A.D.I.S.
CT-241531/05	P026994-001-0005	Stair Treads	N.A.D.I.S.
CT-241531/06	P026994-001-0006	Textured Coating to Ceiling	N.A.D.I.S.
CT-241531/07	P026994-001-0007	Textured Coating to Ceiling	N.A.D.I.S.
		End	

KEY : **N.A.D.I.S = NO ASBESTOS DETECTED IN SAMPLE**

AUTHORISED SIGNATORY:

NAME / POSITION: L. Robson – Operation Manager

Issuing Laboratory:
Bristol

STATEMENT OF CERTIFICATION

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining techniques. The in house methods used are UKAS accredited and in accordance with the current version of ACE Ltd Technical Procedure Document ' Asbestos Bulk Sample Analysis' (ACE/TPD/8) and the HSE HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures, Appendix 2; 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy' (PLM).

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply:
They are outside the scope of our UKAS accreditation for Sampling. The customer provided site address and sample details information. ACE Ltd cannot accept responsibility for the accuracy of information provided by the customer or whether the sample(s) taken were representative of the material sampled.

ACCREDITED BY UKAS FOR SAMPLING & ANALYSIS FOR ASBESTOS WITHIN BULK MATERIALS

APPENDIX A
SITE PLANS