



ASBESTOS MANAGEMENT SURVEY

BOHS
British Occupational
Hygiene Society

LOCATION:

61 Yarmouth Crescent, London, N17 9PQ

SURVEYED ON:

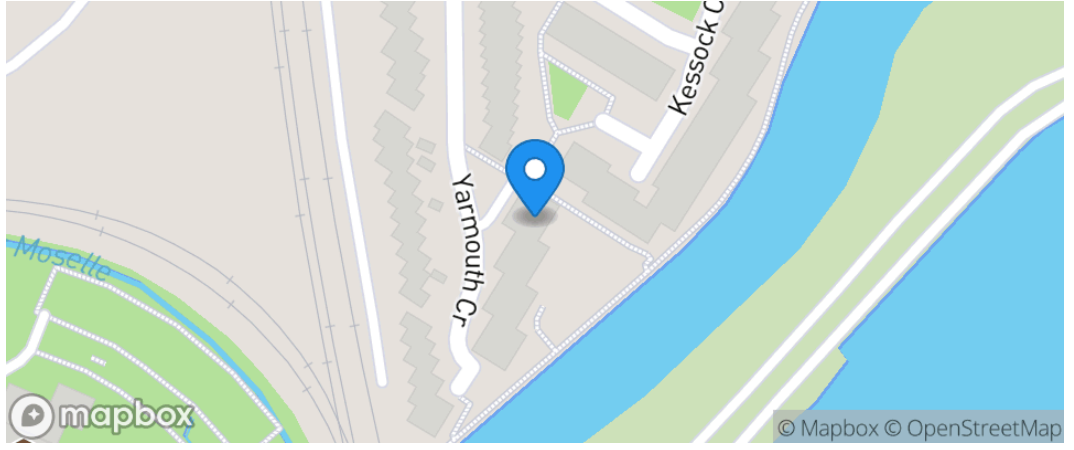
9 Feb 2026

OUR REF:

J1951

Asbestos 365
info@asbestos365.co.uk
07775575052

Report Details

Report By	Asbestos 365
Client	Lucas Bertholdi-Saad
Project	J1951
Site Address	61 Yarmouth Crescent, London, N17 9PQ
Site Coordinates	51.5825257, -0.0589787
Site Location	
Site Description	A two bedroom brick built purpose build.
Scope of Work	AMS-To all areas.
Surveyors	Andrew Rapley
Survey Dates	9 Feb 2026
QC Date	23 Feb 2026

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
11	1	0	0

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Sign Off

Quality Control

Andrew Rapley

23rd Feb 2026



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Asbestos 365 cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Asbestos 365 cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Asbestos 365 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 that necessary for taking of the samples.

Asbestos 365 were commissioned by Lucas Bertholdi-Saad, to undertake a Management Asbestos Survey to ascertain presence of asbestos containing materials. The survey was carried out on 9 Feb 2026 by Andrew Rapley of Asbestos 365, .

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 2 / Bathroom	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	12
Main Building / 2 / Bathroom	Flooring	Tiles and adhesive	4 Very Low	Manage and annually re-inspect.	13
Main Building / 2 / Bedroom	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	15
Main Building / 2 / Cupboard 1	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	17
Main Building / 2 / Cupboard 2	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	19
Main Building / 2 / Hall	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	21
Main Building / 2 / Hall	Door headers	Insulating board	5 Low	Manage and annually re-inspect	22
Main Building / 2 / Kitchen	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	24
Main Building / 2 / Kitchen cupboard	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	26
Main Building / 2 / Kitchen cupboard	Flooring	Tiles and adhesive	4 Very Low	Manage and annually re-inspect.	27
Main Building / 2 / Lounge	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	29
Main Building / 2 / Lounge cupboard	Decorative finish	Textured coating	3 Very Low	Manage and annually re-inspect	31

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
<i>nothing to show</i>			

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
<i>all locations and items were fully accessed</i>					

Survey Brief

To undertake a Management Type Asbestos Survey: Standard sampling, identification and assessment survey (Sampling Survey).

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building and assess their condition.

Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspect asbestos containing materials found were collected and analysed to confirm or refute the surveyor's judgement. Only once the samples have been analysed can the asbestos type be confirmed. Where a material sampled is found to contain asbestos, other similar in appearance homogeneous materials used in the same purpose have been presumed to contain the same asbestos type.

Asbestos 365 has produced a material and priority assessment for each of the suspected asbestos containing materials identified during the survey.

Every attempt was made to inspect all the agreed areas, although areas detailed in **Variations to Scope (p. 4)** and highlighted by green hatching on the enclosed drawings could not be accessed.

With the information obtained during the survey and from the analysis results of the representative samples taken an asbestos register for the site has been produced and is enclosed within **Asbestos Register (p. 7)**. This will provide the basic information of which an asbestos management plan can be implemented as required as part of The Control of Asbestos Regulations 2012 Regulation 4 along with potential removal costs.

This report will provide information to the occupants of the building of where known, presumed and suspected asbestos containing materials are located on site.

This survey was based on a non-destructive inspection of an unfamiliar site.

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 2 / Bathroom	Decorative finish	Textured coating	Strongly Presume 01	2 m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	12
Main Building / 2 / Bathroom	Flooring	Tiles and adhesive	Strongly Presume 03	3m2	Chrysotile	1	1	1	4 Very Low	Manage and annually re-inspect.	13
Main Building / 2 / Bedroom	Decorative finish	Textured coating	Strongly Presume 01	14 m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	15
Main Building / 2 / Cupboard 1	Decorative finish	Textured coating	Strongly Presume 01	1m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	17
Main Building / 2 / Cupboard 2	Decorative finish	Textured coating	Strongly Presume 01	1m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	19
Main Building / 2 / Hall	Decorative finish	Textured coating	Sample 01	5m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	21
Main Building / 2 / Hall	Door headers	Insulating board	Sample 02	X2	Amosite	2	0	1	5 Low	Manage and annually re-inspect	22
Main Building / 2 / Kitchen	Decorative finish	Textured coating	Strongly Presume 01	8 m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	24
Main Building / 2 / Kitchen cupboard	Decorative finish	Textured coating	Strongly Presume 01	3 m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	26
Main Building / 2 / Kitchen cupboard	Flooring	Tiles and adhesive	Sample 03	3m2	Chrysotile	1	1	1	4 Very Low	Manage and annually re-inspect.	27

table continued from previous page...

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 2 / Lounge	Decorative finish	Textured coating	Strongly Presume 01	14m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	29
Main Building / 2 / Lounge cupboard	Decorative finish	Textured coating	Strongly Presume 01	2 m2	Chrysotile	1	0	1	3 Very Low	Manage and annually re-inspect	31

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 2 / Bathroom	Concrete ceiling, brick plastered walls and plasterboard lined walls,timber boxing, glass door header, fitted flooring.					14
Main Building / 2 / Bathroom	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	12
Main Building / 2 / Bathroom	Flooring	Tiles and adhesive		4 Very Low	Manage and annually re-inspect.	13
Main Building / 2 / Bedroom	Concrete ceiling, brick plastered walls and plasterboard lined walls,plasterboard boxing, glass door header, fitted flooring.					16
Main Building / 2 / Bedroom	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	15
Main Building / 2 / Cupboard 1	Concrete ceiling, plasterboard lined walls, fitted flooring.					18
Main Building / 2 / Cupboard 1	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	17
Main Building / 2 / Cupboard 2	Concrete ceiling, plasterboard lined walls, fitted flooring.					20
Main Building / 2 / Cupboard 2	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	19
Main Building / 2 / Hall	Concrete ceiling, some glass door headers, brick plastered walls, modern electrics within tin housing,fitted flooring.					23
Main Building / 2 / Hall	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	21
Main Building / 2 / Hall	Door headers	Insulating board		5 Low	Manage and annually re-inspect	22
Main Building / 2 / Kitchen	Concrete ceiling, brick plastered walls and plasterboard lined walls,timber boxing and timber door headers, fitted flooring.					25


table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 2 / Kitchen	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	24
Main Building / 2 / Kitchen cupboard	Concrete ceiling, brick plastered walls and plasterboard lined walls, timber boxing and timber door headers, modern boiler and pipe work, fitted flooring.					28
Main Building / 2 / Kitchen cupboard	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	26
Main Building / 2 / Kitchen cupboard	Flooring	Tiles and adhesive		4 Very Low	Manage and annually re-inspect.	27
Main Building / 2 / Lounge	Concrete ceiling, brick plastered walls and plasterboard lined walls, fitted flooring.					30
Main Building / 2 / Lounge	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	29
Main Building / 2 / Lounge cupboard	Concrete ceiling, brick plastered walls and plasterboard lined walls, timber door header, fitted flooring.					32
Main Building / 2 / Lounge cupboard	Decorative finish	Textured coating		3 Very Low	Manage and annually re-inspect	31

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*


Main Building > 2 > Bathroom > Decorative finish

Building	Main Building	Level	2
Location	Bathroom	Item	Decorative finish
Material	Textured coating	Extent	2 m2
			
Strategy / Sample Id	Strongly Presume / 01	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		


Main Building > 2 > Bathroom > Flooring

Building	Main Building	Level	2
Location	Bathroom	Item	Flooring
Material	Tiles and adhesive	Extent	3m2
			
Strategy / Sample Id	Strongly Presume / 03	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect.		
General Comments	Tiles and adhesive to concrete floor.		


Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

Main Building > 2 > Bathroom > Location Notes

Building	Main Building	Level	2
Location	Bathroom	Item	
			
Location Notes	Concrete ceiling, brick plastered walls and plasterboard lined walls,timber boxing, glass door header, fitted flooring.		


Main Building > 2 > Bedroom > Decorative finish

Building	Main Building	Level	2
Location	Bedroom	Item	Decorative finish
Material	Textured coating	Extent	14 m2
			
Strategy / Sample Id	Strongly Presume / 01	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		


Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Main Building > 2 > Bedroom > Location Notes

Building	Main Building	Level	2
Location	Bedroom	Item	
			
Location Notes	Concrete ceiling, brick plastered walls and plasterboard lined walls,plasterboard boxing, glass door header, fitted flooring.		

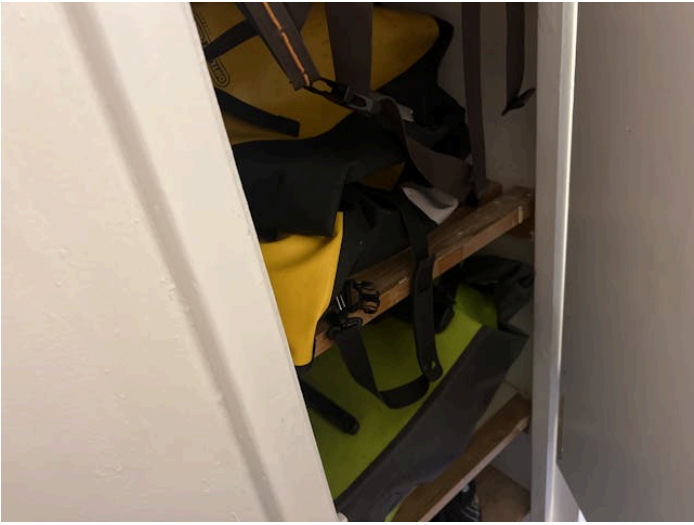
Main Building > 2 > Cupboard 1 > Decorative finish

Building	Main Building	Level	2
Location	Cupboard 1	Item	Decorative finish
Material	Textured coating	Extent	1m2
			
		Strategy / Sample Id	Strongly Presume / 01
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		


Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Main Building > 2 > Cupboard 1 > Location Notes

Building	Main Building	Level	2
Location	Cupboard 1	Item	
			
Location Notes	Concrete ceiling, plasterboard lined walls, fitted flooring.		

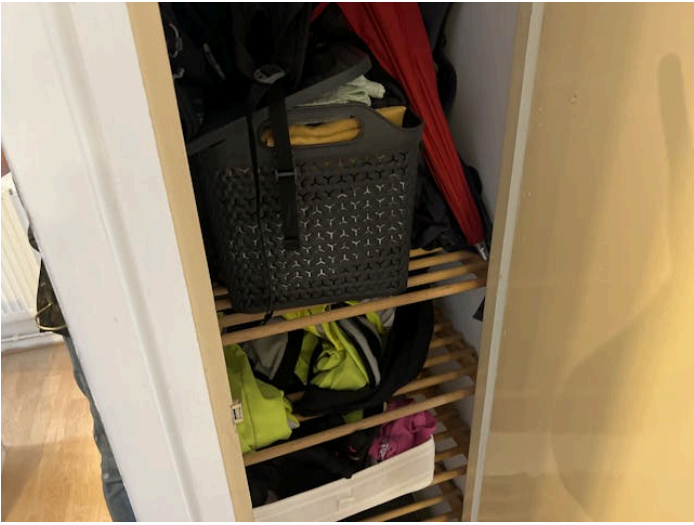
Main Building > 2 > Cupboard 2 > Decorative finish

Building	Main Building	Level	2
Location	Cupboard 2	Item	Decorative finish
Material	Textured coating	Extent	1m2
			
Strategy / Sample Id	Strongly Presume / 01	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		


Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Main Building > 2 > Cupboard 2 > Location Notes

Building	Main Building	Level	2
Location	Cupboard 2	Item	
			
Location Notes	Concrete ceiling, plasterboard lined walls, fitted flooring.		



Main Building > 2 > Hall > Decorative finish

Building	Main Building	Level	2
Location	Hall	Item	Decorative finish
Material	Textured coating	Extent	5m2
			
Strategy / Sample Id	Sample / 01	Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		



Main Building > 2 > Hall > Door headers

Building	Main Building	Level	2
Location	Hall	Item	Door headers
Material	Insulating board	Extent	X2
			
Strategy / Sample Id	Sample / 02	Fibre Type	Amosite
Recommendation	Manage and annually re-inspect		
General Comments	Insulating board infill panels above cuoboard doors.		


Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	2
Material Score	5 / Low		

Main Building > 2 > Hall > Location Notes

Building	Main Building	Level	2
Location	Hall	Item	
			
Location Notes	Concrete ceiling, some glass door headers, brick plastered walls, modern electrics within tin housing, fitted flooring.		


Main Building > 2 > Kitchen > Decorative finish

Building	Main Building	Level	2
Location	Kitchen	Item	Decorative finish
Material	Textured coating	Extent	8 m2
			
Strategy / Sample Id	Strongly Presume / 01	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		


Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Main Building > 2 > Kitchen > Location Notes

Building	Main Building	Level	2
Location	Kitchen	Item	
			
Location Notes	Concrete ceiling, brick plastered walls and plasterboard lined walls,timber boxing and timber door headers, fitted flooring.		


Main Building > 2 > Kitchen cupboard > Decorative finish

Building	Main Building	Level	2
Location	Kitchen cupboard	Item	Decorative finish
Material	Textured coating	Extent	3 m2
			
Strategy / Sample Id	Strongly Presume / 01	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

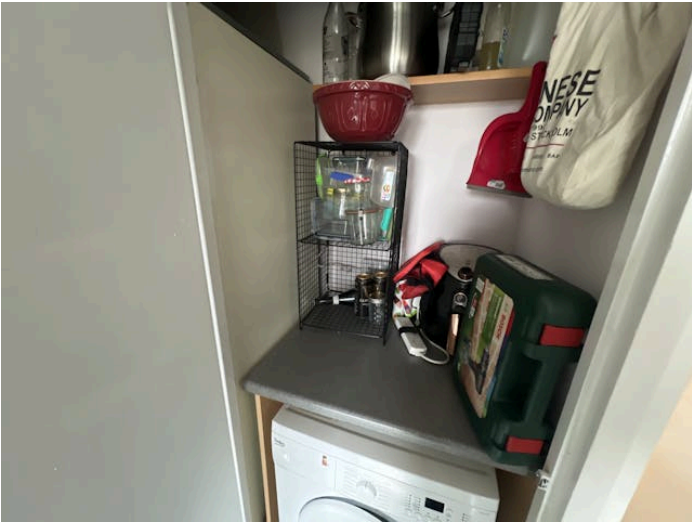

Main Building > 2 > Kitchen cupboard > Flooring

Building	Main Building	Level	2
Location	Kitchen cupboard	Item	Flooring
Material	Tiles and adhesive	Extent	3m2
			
Strategy / Sample Id	Sample / 03	Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect.		
General Comments	Tiles and adhesive to concrete floor.		


Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

Main Building > 2 > Kitchen cupboard > Location Notes

Building	Main Building	Level	2
Location	Kitchen cupboard	Item	
			
Location Notes	Concrete ceiling, brick plastered walls and plasterboard lined walls,timber boxing and timber door headers, modern boiler and pipe work,fitted flooring.		


Main Building > 2 > Lounge > Decorative finish

Building	Main Building	Level	2
Location	Lounge	Item	Decorative finish
Material	Textured coating	Extent	14m2
			
Strategy / Sample Id	Strongly Presume / 01	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		


Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Main Building > 2 > Lounge > Location Notes

Building	Main Building	Level	2
Location	Lounge	Item	
			
Location Notes	Concrete ceiling, brick plastered walls and plasterboard lined walls, fitted flooring.		


Main Building > 2 > Lounge cupboard > Decorative finish

Building	Main Building	Level	2
Location	Lounge cupboard	Item	Decorative finish
Material	Textured coating	Extent	2 m2
			
Strategy / Sample Id	Strongly Presume / 01	Presumed Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		
General Comments	Textured coating to ceiling.		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	1	Asbestos Type	1
Material Score	3 / Very Low		

Main Building > 2 > Lounge cupboard > Location Notes

Building	Main Building	Level	2
Location	Lounge cupboard	Item	
			
Location Notes	Concrete ceiling, brick plastered walls and plasterboard lined walls,timber door header, fitted flooring.		

Appendices

Bulk Sample Test Certificates

See following pages...



ATHENA ENVIRONMENTAL SOLUTIONS LTD
 SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
 WICKFORD, ESSEX, SS11 8YU
 Tel: 01268 761 171
 Email: info@athena-env.co.uk



COMPANY REG NUMBER: 07376951
 REGISTERED ADDRESS: AS ABOVE

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

<p>CERTIFICATE NUMBER: ATH/26/02/0546</p> <p>DATE SAMPLED: 09/02/26</p> <p>DATE RECEIVED: 10/02/26</p> <p>DATE ANALYSED: 10/02/26</p> <p>DATE ISSUED: 10/02/26</p> <p>SAMPLES OBTAINED BY: DELIVERED</p> <p>NUMBER OF SAMPLES: 3</p>	<p>SITE ADDRESS: 61 YARMOUTH CRESCENT</p> <p>SITE REFERENCE: J1951</p> <hr/> <p>CLIENT: ASBESTOS 365 LTD</p> <p>CLIENT ADDRESS: SUITE 115, DEVONSHIRE HOUSE, MANOR WAY, BOREHAMWOOD</p> <p>PHONE NUMBER: 01923 911013</p>		
<p>ANALYST NAME & SIGNATURE:</p>	<p><i>George Nice</i> George Nice - Laboratory Analyst</p>	<p>AUTHORISER NAME & SIGNATURE:</p>	<p><i>Brett Hopson</i> Brett Hopson - Technical Manager</p>
<p>COMMENTS:</p>			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	01	MAIN 2 ND HALL – TEXTURED COATING	CHRYSTOTILE	TEXTURED COATING
2	02	MAIN 2 ND HALL – INSULATION BOARD	AMOSITE	INSULATION BOARD
3	03	MAIN 2 ND KITCHEN CUPBOARD – FLOOR TILE & BITUMEN	CHRYSTOTILE	FLOOR TILE

KEY: CHRYSTOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
 Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
 Note: Samples will be kept for a minimum of 6 months and all records and reports pertaining to the analysis archived for a minimum of 5 years.
 Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
 Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
 Note: The results relate only to the items tested.
 Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
 Note: The results apply to the sample as received.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

Sample Analysis

All samples were analysed by an independent UKAS accredited base laboratory. Asbestos bulk sample analysis is conducted using polarised light and dispersion staining techniques, based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures.'

The certificate of analysis confirming the results can be found within **Appendices (p. 33)** of the report.

Survey Method and Techniques

This survey was carried out in accordance with document Asbestos Survey Guide HSG 264 'Surveying, sampling and assessment of asbestos containing materials' and Asbestos 365.

The area/s detailed within the **Executive Summary (p. 4)** were subject to an inspection in order to locate as far as reasonably practicable materials suspected to contain asbestos. Where materials suspected to contain asbestos were identified representative samples were taken and analysed for confirmation.

Where materials appeared to be identical to that of samples taken a referenced sample was documented.

There were no deviations from the standard methods and techniques used.

Photographs were taken of all representative, referenced and visually suspected samples.

The sample inspection records detail a visual material assessment taken at the time of the survey and based on the following;

- Product type
- Extent of damage
- Surface treatment
- Asbestos type

An evaluation of the material risk was based on an algorithm which has derived by applying numerical values to the above criteria as detailed within Asbestos Survey Guide HSG 264 'Surveying, sampling and assessment of asbestos containing materials'.

The risk terms have been based on guidance from within document Asbestos Survey Guide HSG 264 'Surveying, sampling and assessment of asbestos containing materials'.

The risks should only be considered as guidance as to the probability of asbestos containing materials to release asbestos fibres.

The sample inspection records also detail a priority assessment where applicable. The priority assessment algorithm is based on the method as described within document HSG 227 Managing Asbestos in Premises.

Room / area descriptions within this report were taken from site signs or provided by staff based personnel. Where descriptions were not available Asbestos 365 surveyor/s have used suitable relevant area usage descriptions as at time of survey.

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

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 ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Limitations and Reservations

During the survey every reasonable effort was made to identify the presence of asbestos containing materials within the agreed areas of inspection within the building. However, it is known that asbestos materials are commonly obscured within the fabric of buildings or sealed within inaccessible voids. As a result it should not be expected that the findings within this or any other Management Type Asbestos Survey as being definitive. For reasons detailed below Asbestos 365 Ltd cannot give a full guarantee that all asbestos containing materials within the building have been identified.

Asbestos containing materials may be obscured from view by other materials such as over cladding, boxings, boxed risers, fire doors etc., or during refurbishment works which have taken place in the past. In order to identify any obscured materials it would involve destructive techniques which fall outside the scope of a Management Type Asbestos Survey.

Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

Every reasonable effort was made to inspect live equipment such as electrical fuse / switch boxes, lift motor machinery, boilers etc. However, if isolation was not possible / given visually suspected samples may be documented and a material / priority assessment been made.

Only inspection within access hatches has taken place to equipment such as machinery, ducting, plant etc. However, should it be suspected that asbestos containing materials are present then a reference has been made within this report.

Areas where access could not be gained but was expected should be presumed to contain asbestos until proved otherwise. This will be documented within the **Asbestos Register** of this survey report.

No inspections took place beneath existing floor covering / carpets unless otherwise stated / sampled.

No inspections took place within electrics.

It should be noted that the drawings within this report are not to scale and indicated sample points are only guidance as to their approximate locations.

The measurements / extents within this report are approximations only.

Management Recommendations

Following identification of asbestos containing materials within the building/s it is very important that the correct management measures are implemented. Staff and others associated with the building/s should be made aware of the exact locations of all asbestos containing materials within the building/s.

Contractors working within the building/s are required to view the asbestos register in order to establish whether the presence of asbestos will impede their works. Should this be the case remediation of the material may be necessary.

It may be wise to apply asbestos warning labels to materials containing asbestos.

As part of any successful asbestos management plan periodic re-inspections of all asbestos containing materials within the building/s are required.

Under no circumstance must any work with asbestos be undertaken without an assessment of work as detailed in Regulation 6 of the Control of Asbestos Regulations being undertaken. All works must be conducted in accordance with the Control of Asbestos Regulations.

If any suspect materials thought may contain asbestos are identified, and are not included within this report, they should be sampled and then analysed by a UKAS accredited laboratory as a matter of urgency. All work within the vicinity should cease until analysis of the material is obtained, and the necessary action taken.

For materials in poor condition or where damage has occurred remedial works including repair, encapsulation or removal may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial actions have been completed.

Should any works including maintenance be affected (in the vicinity of) by the presence of asbestos further advice / recommendations should be obtained from competent persons.

Also, should any refurbishment, demolition, or alteration works be planned then a Refurbishment / Demolition Asbestos Survey would be required prior to the works commencing.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
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, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.