

LSS ASBESTOS MANAGEMENT SURVEY

THE SURVEY CARRIED OUT

at

**UNIT 7 PRIESTLY WAY,
MANOR ROYAL ESTATE,
CRAWLEY, RH10 9NT**

for

**ADAM SHANKSTER
COLRIDGE ENGINEERING LTD**




Reference: REPORT/UNIT 7 PRIESTLY WAY, MANOR ROYAL ESTATE, CRAWLEY, RH10 9NT			
Issue		Prepared by	
V1	February 2020		
		Cecil Samasuwo	
		Director	
File Ref: G/Data/Doc/Asbestos/Surveys 2019			
Lambeth Scientific Services Ltd., Chessington Business Centre, Suite 45-46, Cox Lane, KT9 1SD Telephone: 020 7737 1111 Facsimile: 020 7926 8882 E-Mail: cecil@scientificservices.co.uk			

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0.0 EXECUTIVE SUMMARY

An asbestos management survey was carried out by Richard Carlton-Walker of Lambeth Scientific Services Ltd.

The property is an industrial unit built in the 1950s primarily with cement roof, solid floor, with timber constructed mezzanine lined with a mixture of ply/plasterboard. From all the areas surveyed as far as reasonably practical, **asbestos** was found in the following areas:

- 1) Cement roof sheet
- 2) Toilet cistern

This report will enable the client to manage the asbestos materials identified to meet the duties required under the Regulation 4 of the Control of Asbestos Regulations (CRW) 2012.

1.0 INTRODUCTION

1.1 Purpose, Aim and Objectives

The purpose was to carry out a survey for the duty holder to comply with the regulations.

The survey carried out on the industrial unit was an Asbestos Management Survey. The survey was for the duty holder to comply with Regulation 4 of the Control of Asbestos Regulation 2012.

Regulation 4 of the Control of Asbestos Regulations 2012 stipulates that duty holders should:

- Take reasonable steps to find materials in premises likely to find asbestos and to check their condition.
- Presume that materials contain asbestos unless there is strong evidence to support that they do not.
- To identify the location and condition of both asbestos and presumed asbestos containing materials (ACMs) within reasonably accessible areas and keep this record up-to-date.
- If asbestos found or suspected, assess the risk of the likelihood of any person being exposed and plan to manage the risk.

2.0 SURVEY DETAILS

2.1 Survey Description and Site address

The industrial unit with offices was surveyed.

Site Address;

Unit 7 Priestly Way,
Manor Royal Estate,
Crawley, RH10 9NT

The survey was commissioned by Adam Shankster

Client Address;

Colbridge Engineering Ltd,
Unit 5, Crompton Way,
Crawley, West Sussex,
RH10 9QR

Richard Carlton-Walker of Lambeth Scientific Services undertook the survey on 04th February 2020.

3.0 METHODOLOGY

3.1 Description

The survey was carried out in accordance with HSG264 (January 2010), and the documented in-house procedure for sampling of material suspected to contain asbestos

Each accessible area was inspected to locate materials presumed or strongly presumed to contain asbestos, and samples were taken where necessary.

If suspected, samples were taken in such a manner so as to create minimum of disturbance to the material, therefore hand tools were used rather than power tools.

One sample was taken of the same material present in the property as representative sample. Such as ceiling coatings, floor tiles etc.

Photographs taken are included in the report.

3.2 Analysis of Samples

Samples suspected to contain asbestos (if taken) were analysed by an accredited laboratory.

4.0 SURVEY

4.1 Locations Inspected:

Internal areas,

4.2 Survey Limitations:

Features that generally fall **outside the scope** of a LSSL Demolition asbestos survey include:

- ◆ Within non-expected walls cavity
- ◆ Beneath carpet adhered to concrete floors
- ◆ Within non-expected floor voids
- ◆ Areas behind or above suspect asbestos containing materials
- ◆ Within non-expected solid concrete floors where asbestos shuttering may have been used
- ◆ Areas where asbestos is sandwiched between non-expected non-asbestos materials

- ◆ Areas where specialist access is required i.e. high-level areas above 3m.
- ◆ Within underground ducts etc. where reasonable access is unavailable
- ◆ Within live plant or electrical apparatus
- ◆ Beneath the lagging of live pipes
- ◆ Areas where access may involve damaging the fabric or structure of the building due to health and safety

5.0 SURVEY RESULTS


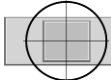
MIMINO RESTAURANT

Sample Number	Photograph Number	Location	Area Inspected	Material Form	Asbestos Type & Remarks	Quantity
1	2020047-P1	EXTERNAL	FRONT ELEVATION	NAF	NAF	
2	2020047-P2	SHOP FLOOR 1 & 2	CEILING	NAF	NAF	
3		SHOP FLOOR 1 & 2	WALLS	NAF	NAF	
4		SHOP FLOOR 1 & 2	FLOOR	TILES	NAF	
5	2020047-P4	COUNTER AREA	CEILING	ARTEX	NAF	
6		COUNTER AREA	WALLS	NAF	NAF	
7		COUNTER AREA	FLOOR	NAF	NAF	
8	2020047-P5	RECEPTION	CEILING	NAF	NAF	
9		RECEPTION	WALLS	NAF	NAF	
10		RECEPTION	FLOOR	NAF	NAF	
11	2020047-P6/8	OFFICE 1 - 3	CEILING	ARTEX	NAF	
12		OFFICE 1 - 3	WALLS	NAF	NAF	
13		OFFICE 1 - 3	FLOOR	NAF	NAF	
14	2020047-P9	KITCHEN	CEILING	NAF	NAF	
15		KITCHEN	WALLS	NAF	NAF	
16		KITCHEN	FLOOR	NAF	NAF	
17	2020047-P10	MALE TOILET	CEILING	NAF	NAF	
18		MALE TOILET	WALLS	NAF	NAF	

Sample Number	Photograph Number	Location	Area Inspected	Material Form	Asbestos Type & Remarks	Quantity
19		MALE TOILET	FLOOR	NAF	NAF	
20		MALE TOILET	TOILET CISTERN	NAF	NAF	
21	2020047-P11	FEMALE TOILET	CEILING	NAF	NAF	
22		FEMALE TOILET	WALLS	NAF	NAF	
23		FEMALE TOILET	FLOOR	NAF	NAF	
24		FEMALE TOILET	TOILET CISTERN	BAKERLITE	AMOSITE	1
25	2020047-P12	WORKSHOP	CEILING	NAF	NAF	
26		WORKSHOP	WALLS	NAF	NAF	
27		WORKSHOP	FLOOR	NAF	NAF	
28	2020047-P13	MEZZANINE	CEILING	CEMENT	CHRYSOTILE	
29		MEZZANINE	WALLS	NAF	NAF	
30		MEZZANINE	FLOOR	NAF	NAF	
31	2020047-P14	MEZZANINE OFFICE	CEILING	CEMENT	CHRYSOTILE	
32		MEZZANINE OFFICE	WALLS	NAF	NAF	
33		MEZZANINE OFFICE	FLOOR	NAF	NAF	
34	2020047-P15/16	MANSARD 1 & 2	CEILING	CEMENT	CHRYSOTILE	
35		MANSARD 1 & 2	WALLS	NAF	NAF	
36		MANSARD 1 & 2	FLOOR	NAF	NAF	
37	2020047-P17	BUILDING	ROOF	SHEETS	CHRYSOTILE	
38						

6.0 SURVEY SAMPLE SHEETS & RISK ASSESSMENTS (NOT REQUIRED AS NO ASBESTOS SUSPECTED)


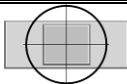
6.1 Photos 1

Asbestos Sample Sheet				
Sample Reference	2020047-P1	Survey Date:	04/02/2020	
Location Description	External	Surveyor:	Richard Carlton-Walker	
Area Inspected	Front Elevation			
Analytical Results	No asbestos found			
		Comments		
		Risk Assessment Score =		
		Product type		
		Condition:		
		Surface Treatment:		
		Asbestos Type:		
		Accessibility		
		Position		
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project:	Site Address:	
		Asbestos Register Maintenance	As above	
		Client:	Produced By:	
		Colbridge Engineering Ltd	Cecil Samasuwo	


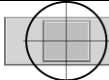
6.2 Photos 2

Asbestos Sample Sheet			
Sample Reference	2020047-P2	Survey Date:	04/02/2020
Location Description	Shop Floor	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas		
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project: Asbestos Register Maintenance	Site Address: As above
		Client: Colbridge Engineering Ltd	Produced By: Cecil Samasuwo


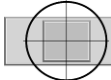
6.3 Photos 3

Asbestos Sample Sheet				
Sample Reference	2020047-P3	Survey Date:	04/02/2020	
Location Description	Shop floor	Surveyor:	Richard Carlton-Walker	
Area Inspected	All areas			
Analytical Results	No asbestos found			
		Comments		
		Risk Assessment Score =		
		Product type		
		Condition:		
		Surface Treatment:		
		Asbestos Type:		
		Accessibility		
		Position		
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project: Asbestos Register Maintenance	Site Address: As above	
		Client: Colbridge Engineering Ltd	Produced By: Cecil Samasuwo	


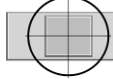
6.4 Photos 4

Asbestos Sample Sheet			
Sample Reference	2020047-P4	Survey Date:	04/02/2020
Location Description	Counter area	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas		
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility	
		Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project:	Site Address:
		Asbestos Register Maintenance	As above
		Client:	Produced By:
		Colbridge Engineering Ltd	Cecil Samasuwo


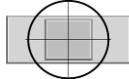
6.5 Photos 5

Asbestos Sample Sheet			
Sample Reference	2020047-P5	Survey Date:	04/02/2020
Location Description	Reception	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas		
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility	
		Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>	Project:	Site Address:	
	Asbestos Register Maintenance	As above	
	Client:	Produced By:	
	Colbridge Engineering Ltd	Cecil Samasuwo	


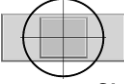
6.6 Photos 6

Asbestos Sample Sheet			
Sample Reference	2020047-P6	Survey Date:	04/02/2020
Location Description	Office 1	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas		
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility	
		Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project:	Site Address:
		Asbestos Register Maintenance	As above
		Client:	Produced By:
		Colbridge Engineering Ltd	Cecil Samasuwo


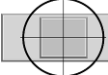
6.7 Photos 7

Asbestos Sample Sheet			
Sample Reference	2020047-P7	Survey Date:	04/02/2020
Location Description	Office 2	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas		
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility	
		Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p> Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk </p>		Project:	Site Address:
		Asbestos Register Maintenance	As above
		Client:	Produced By:
		Colbridge Engineering Ltd	Cecil Samasuwo


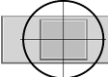
6.8 Photos 8

Asbestos Sample Sheet			
Sample Reference	2020047-P8	Survey Date:	04/02/2020
Location Description	Office 3	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas	Quantity	
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility	
		Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project:	Site Address:
		Asbestos Register Maintenance	As above
		Client:	Produced By:
		Colbridge Engineering Ltd	Cecil Samasuwo


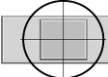
6.9 Photos 9

Asbestos Sample Sheet			
Sample Reference	2020047-P9	Survey Date:	04/02/2020
Location Description	Kitchen	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas	Quantity	
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility	
		Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project:	Site Address:
		Asbestos Register Maintenance	As above
		Client:	Produced By:
		Colbridge Engineering Ltd	Cecil Samasuwo


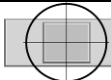
6.10 Photos 10

Asbestos Sample Sheet			
Sample Reference	2020047-P10	Survey Date:	04/02/2020
Location Description	Male Toilet	Surveyor:	Richard Carlton-Walker
Area Inspected	All areas	Quantity	
Analytical Results	No asbestos found		
		Comments	
		Risk Assessment Score =	
		Product type	
		Condition:	
		Surface Treatment:	
		Asbestos Type:	
		Accessibility	
		Position	
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation	
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project: Asbestos Register Maintenance	Site Address: As above
		Client: Colbridge Engineering Ltd	Produced By: Cecil Samasuwo


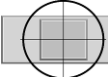
6.11 Photos 11

Asbestos Sample Sheet				
Sample Reference	2020047-P11	Survey Date:	04/02/2020	
Location Description	Female toilet	Surveyor:	Richard Carlton-Walker	
Area Inspected	Cistern	Quantity	1	
Analytical Results	Amosite asbestos found			
		Comments		
		Risk Assessment Score = 7		
		Product type	BAKERLITE	1
		Condition:	FAIR	1
		Surface Treatment:	REINFORCED PLASTIC	0
		Asbestos Type:	AMOSITE	2
		Accessibility	HIGH	2
		Position	INTERNAL	1
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
 <p> Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk </p>		Project: Asbestos Register Maintenance	Site Address: As above	
		Client: Colbridge Engineering Ltd	Produced By: Cecil Samasuwo	


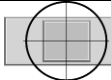
6.12 Photos 12

Asbestos Sample Sheet				
Sample Reference	2020047-P12	Survey Date:	04/02/2020	
Location Description	Workshop	Surveyor:	Richard Carlton-Walker	
Area Inspected	All areas	Quantity		
Analytical Results	No asbestos found			
		Comments		
		Risk Assessment Score =		
		Product type		
		Condition:		
		Surface Treatment:		
		Asbestos Type:		
		Accessibility Position		
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project: Asbestos Register Maintenance	Site Address: As above	
		Client: Colbridge Engineering Ltd	Produced By: Cecil Samasuwo	


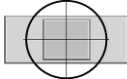
6.13 Photos 13

Asbestos Sample Sheet				
Sample Reference	2020047-P13	Survey Date:	04/02/2020	
Location Description	Mezzanine	Surveyor:	Richard Carlton-Walker	
Area Inspected	Roof	Quantity		
Analytical Results	Chrysotile asbestos found			
		Comments		
		Risk Assessment Score = 6		
		Product type	CEMENT	1
		Condition:	FAIR	1
		Surface Treatment:	ENCAPSULATED	1
		Asbestos Type:	CHRYSOTILE	1
		Accessibility	MEDIUM	1
		Position	INTERNAL	1
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
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		Client: Colbridge Engineering Ltd	Produced By: Cecil Samasuwo	


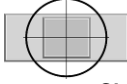
6.14 Photos 14

Asbestos Sample Sheet				
Sample Reference	2020047-P14	Survey Date:	04/02/2020	
Location Description	Mezzanine Office	Surveyor:	Richard Carlton-Walker	
Area Inspected	Ceiling	Quantity		
Analytical Results	Chrysotile asbestos found			
		Comments		
		Risk Assessment Score = 6		
		Product type	CEMENT	1
		Condition:	FAIR	1
		Surface Treatment:	ENCAPSULATED	1
		Asbestos Type:	CHRYSOTILE	1
		Accessibility	MEDIUM	1
		Position	INTERNAL	1
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
 <p>Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk</p>		Project:	Site Address:	
		Asbestos Register Maintenance	As above	
		Client:	Produced By:	
		Principle Demolition	Cecil Samasuwo	


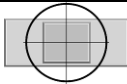
6.15 Photos 15

Asbestos Sample Sheet				
Sample Reference	2020047-P15	Survey Date:	04/02/2020	
Location Description	Mansard 1	Surveyor:	Richard Carlton-Walker	
Area Inspected	Ceiling	Quantity		
Analytical Results	Chrysotile asbestos found			
		Comments		
		Risk Assessment Score = 6		
		Product type	CEMENT	1
		Condition:	FAIR	1
		Surface Treatment:	ENCAPSULATED	1
		Asbestos Type:	CHRYSOTILE	1
		Accessibility	MEDIUM	1
		Position	INTERNAL	1
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
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		Asbestos Register Maintenance	As above	
		Client:	Produced By:	
		Colbridge Engineering Ltd	Cecil Samasuwo	

6.16 Photos 16

Asbestos Sample Sheet				
Sample Reference	2020047-P16	Survey Date:	04/02/2020	
Location Description	Mansard 2	Surveyor:	Richard Carlton-Walker	
Area Inspected	Ceiling	Quantity		
Analytical Results	Chrysotile asbestos found			
		Comments		
		Risk Assessment Score = 6		
		Product type	CEMENT	1
		Condition:	FAIR	1
		Surface Treatment:	ENCAPSULATED	1
		Asbestos Type:	CHRYSOTILE	1
		Accessibility	MEDIUM	1
		Position	INTERNAL	1
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
 <p> Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk </p>		Project:	Site Address:	
		Asbestos Register Maintenance	As above	
		Client:	Produced By:	
		Colbridge Engineering Ltd	Cecil Samasuwo	

6.17 Photos 17

Asbestos Sample Sheet				
Sample Reference	2020047-P17	Survey Date:	04/02/2020	
Location Description	Roof area	Surveyor:	Richard Carlton-Walker	
Area Inspected	Ceiling	Quantity		
Analytical Results	Chrysotile asbestos found			
		Comments		
		Risk Assessment Score = 6		
		Product type	CEMENT	1
		Condition:	FAIR	1
		Surface Treatment:	ENCAPSULATED	1
		Asbestos Type:	CHRYBOTILE	1
		Accessibility	MEDIUM	1
		Position	INTERNAL	1
Suggested Remedial Action		Please refer to section 7 for risk assessment and section 8.0 for recommendation		
 <p> Lambeth Scientific Services Limited Chessington Business Centre, Suite 45-46, Cox Lane KT9-1SD Tel: 020 8391 4509 Fax: 020 8391 4509 Email: cecil@scientificservices.co.uk </p>		Project:	Site Address:	
		Asbestos Register Maintenance	As above	
		Client:	Produced By:	
		Colbridge Engineering Ltd	Cecil Samasuwo	

7.0 RISK ASSESSMENT CRITERIA (ONLY APPLICABLE IF ASBESTOS FOUND)

Material Assessment Algorithm

The material risk assessment algorithm is detailed within HSG 264 and is a requirement for identifying areas of concern in order to develop an Asbestos Management Plan as required by the Control of Asbestos at Work Regulations 2006.

The LSS Ltd. Algorithm is heavily based upon the HSG264 algorithm, though has been modified to provide more information to the client.

The algorithm score is based on the following criteria and points:

Product Type(or debris from product)	Score	Example of materials
	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative coatings asbestos cement
	2	AIB, millboards, 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 boards, 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, AIB(with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Accessibility	0	Low
	1	Medium
	2	High
Position	0	External
	1	Internal
	2	Induced Vent

Once the score from each criterion is totalled a material assessment score is provided. Generally the higher the score the higher associated risk posed by a particular ACM.

The hazard assessment criterion examines the risk posed by an asbestos material to release fibres that may be inhaled. This factor is the most significant when assessing asbestos. Therefore in order to consider if an asbestos material will release fibres the material assessments considers the type of asbestos, the extent of any damage to the material, whether people will come in contact with the material etc.

These assessments are required to establish an asbestos management plan as it identifies areas of risk in order that procedures can be put in place, remedial works can be undertaken etc.

Risk Bands

The total material assessment algorithm value for each item, is compared to Risk Bands as developed in-house in close consultation with HSG 264. The risk bands are as follows:

Band A – (17 points or above) – Urgent Risk Material - Materials in this category pose an immediate risk to anybody in their vicinity and as such, immediate plans for removal should be made. Until Removal can be achieved, access to the location of the material should be restricted and temporary measures to seal or repair the material should be put in place. Affixing asbestos warning labels can provide additional protection prior to removal.

Risk Band B – (13-16 Points) – High Risk Material – Materials in this category require remedial action as soon as reasonably practicable. Action may range from removal to repair, encapsulation and labelling. If left in-situ, the condition of the material should be monitored regularly, ideally as a minimum, at least on a six monthly basis and may require further repair or encapsulation if the condition has deteriorated.

Risk Band C – (8 -12 Points) – Medium Risk Material – This category indicates the need for regular monitoring although the current risk of fibre release is low, this material may suffer deterioration through age/accident. It is recommended that

asbestos materials in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band D – (1-7) Points – Low Risk Material – This category indicates Low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occur re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band E (0 points) – No Asbestos Detected – No action is required.

8.0 RECOMMENDATION

Survey inspection photos and reports detail the ACM identified or not, its approximate extent and its risk assessment, these are contained in the section 6.0 of this report.

If identified ACMs are either planned to be disturbed or have potential for being disturbed during the works, they should be removed prior to commencement of such program.

Suspected materials were found during the survey which required analysis by an independent UKAS accredited laboratory for analytical confirmation.

Asbestos was found in the following areas:

- 1) Cement roof
- 2) Toilet cistern

Removal of identified asbestos refer to Control of Asbestos Regulations 2012.

Demolition/refurbishment should proceed with caution and should any suspect material be found the demolition stop until area is re-surveyed. Possible insulated pipes could be unearthed during demolition which were not visible during the survey. Demolition should stop until area re-surveyed.

8.2 Legislations

Key legislation and guidance that should be adhered to during the course of such works will include:

- ◆ The Control of Asbestos Regulations 2012
- ◆ Management of Health & Safety at Work Regulations 1999
- ◆ Construction (Design and Management) Regulations 2015
- ◆ Asbestos (Prohibitions) (Amendment) Regulations 2003
- ◆ HSE Document HSG 189/2

8.3 Conclusion

It is recommended that a site-specific asbestos removal specification and method statements be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should be disposed of in accordance with the Special Waste Regulations 2001. The site may need to be registered with the Environment Agency as a producer of hazardous waste.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a management plan is produced and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site when removal takes place.

9.0 LEGAL DISCLAIMER – LSS MANAGEMENT SURVEY

Whilst every care was taken to ensure that the survey carried out was accurate and complete as required by the client, Colbridge Engineering Ltd, it must be understood that some asbestos materials may be located within the non-expected structure and not detected in the survey maybe found during demolition or major refurbishment of the building.

Occasionally, old pipe work is found over not expected plastered over or bricked up and concrete slabs that may conceal asbestos insulation board or asbestos cement shuttering.

The possibility of concealed asbestos should be included in the Health & Safety plan required under the Construction, Design and Management Regulations 2015(CDM 2015) as amended.

If suspected asbestos materials encountered during the refurbishment that is not included in this report, work should stop immediately and the risk assessment reviewed.

10.0 ANALYTICAL REPORT

The survey was carried out by Richard Carlton-Walker qualified to carry out all asbestos works.

Samples were taken during the survey that required analysis by an independent laboratory. See report below.



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	<input type="checkbox"/>
PREMIUM	<input type="checkbox"/>
EMERGENCY	<input type="checkbox"/>

Client:	LAMBETH SCIENTIFIC SERVICES LIMITED
Address:	CHESSINGTON BUSINESS CENTRE SUITE 45-46 COX LANE CHESSINGTON KT9 1SD
Attention:	FATIMA RAHMAN
Site Address:	UNIT 7 PRIESTLY WAY MANOR ROYAL ESTATE CRAWLEY RH10 9NT
Date sample taken:	04/02/20
Date sample received:	06/02/20
Date of Analysis:	06/02/20

Analysis Report No.	SCO/20/0920		
Report Date.	06/02/20		
Site Ref No.	N/A		
Page No:	1	Of	1
No. of Samples:	6		
Obtained:	DELIVERED		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	1	COUNTER - TEXTURED COATING TO CEILING	NADIS
2	2	COUNTER - TEXTURED COATING TO WALLS	NADIS
3	3	OFFICE 1 - TEXTURED COATING TO CEILING	NADIS
4	4	OFFICE 2 - TEXTURED COATING TO CEILING	NADIS
5	5	OFFICE 3 - TEXTURED COATING TO CEILING	NADIS
6	6	CEMENT ROOF	CHRYBOTILE

KEY: NADIS - No Asbestos Detected in Sample
 Note: All samples will be retained for a minimum of six months.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	M ZHOU	Authorised signatory:	
		Print name:	S BOLTON- Q.C.M

BULK 001-VER 5 12-AUGUST-09-QCM

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 Company Reg No: 5191390 Reg Address: As above

FLOOR PLAN

