

Asbestos Survey Report
Refurbishment Survey
(with Priority Assessments)
Block 35-37 (A) The Walk
New Inn, Pontypool Torfaen, NP4 0PU
1360378
Craig Allford



Job Number: W192238/1
Issue Date: 14/04/2025
Issue No: 1

Bron Afon Community Housing Limited	Life Environmental Services Limited
Ty Bron Afon, William Brown Close, Llantarnam Industrial Park, Cwmbran, Torfaen, NP44 3AB	Ty Antur, Navigation Park, Abercynon, Mountain Ash, CF45 4SN
	Tel: 01443 529 101

This guide explains the Section content of the survey report. Failure to use the information provided in the report correctly may result in incorrect information or assumptions being obtained.

Section 1.0 Executive Summary

The Executive Summary contains details of the scope and extent of the works. The reader must ensure that the scope covers the required areas and that any variations do not impact on any proposed works or management of the site. **All areas of no access should be considered as containing asbestos until proven otherwise.**

Recommended Actions provides a summary of all identified and presumed asbestos-containing materials (ACMs). ACMs are listed by recommendation with those requiring urgent attention listed first. Also listed are: Presumed items, Limited and No Access areas and features.

The Asbestos Register presents ACMs by building, floor & location. It provides a detailed list of all items included within the survey where samples have been taken and found to be positive or items are presumed to contain asbestos. The asbestos type will be shown within the analysis column. The Asbestos Register also includes areas where there was Limited or No Access which should be assumed to contain asbestos until further access can be gained.

A Material Assessment algorithm has been completed for all ACMs, as has a Priority Assessment. The accuracy of the Priority Assessment requires a detailed knowledge of the property and is the responsibility of the dutyholder, who should review and confirm the Priority Assessments (also see Section 6.0).

Recommendations within this report are based on the condition of the asbestos and the Material Assessment. Prior to carrying out these recommendations' consideration should be given to the Priority Assessment Algorithm.

Section 2.0 Introduction

The Introduction provides a general overview of the purpose, aims and type of survey undertaken. It also presents Project particulars and Quality Assurance.

Section 3.0 Methodology & Limitations of Method

This section details the survey methodology adopted and the specific scope of the survey works agreed with the client. The specific limitations for the survey are detailed within the table. Should any variations occur against the agreed scope then details of these will be given within the table. These will be agreed with the client at the time of the survey.

Section 4.0 Survey Findings – Survey Data Sheets

Survey Data Sheets contains detailed information on all suspect items with a photographic record of each item.

Section 5.0 Survey Findings – Location Register

Location Register summarises location by location all identified and presumed asbestos, all areas of no access and limited access, and all recorded non-asbestos materials.

Section 6.0 Survey Findings – Priority Assessments

This section contains scores for the individual Priority Assessment parameters.

Appendices 1 & 2 - Definitions & Recommended Guidance & Material & Priority Assessment algorithms

These contain a general guidance relating to Samples, Assessments and Recommendations and a detailed Risk Assessment explanation.

Appendix 3 - Certificate & Schedule of Bulk Samples

This section provides analysis information and results of all samples taken.

Appendix 4 - Survey Drawings

All locations will be given a unique reference number which corresponds to the location detailed within the Asbestos Register. The drawings highlight areas containing ACM's and areas of limited or no access. In the case of planned works, a check should always be made of adjacent areas.

1.0 Executive Summary

- 1.1 Scope of Works
- 1.2 Recommended Actions
- 1.3 Asbestos Register

2.0 Introduction

- 2.1 Purpose & Aim of Survey
- 2.2 Type of survey – Refurbishment Survey including Priority Assessments
- 2.3 Project Particulars
- 2.4 Quality Assurance

3.0 Methodology & Limitations of Method

- 3.1 Scoping Table

4.0 Survey Findings – Survey Data Sheets

5.0 Survey Findings – Location Summary Register

6.0 Survey Findings – Priority Assessments

Appendices

- Appendix 1 - Definitions & Recommended Guidance
- Appendix 2 - Material & Priority Assessment algorithms
- Appendix 3 - Certificate & Schedule of Bulk Samples
- Appendix 4 - Survey Drawings

The brief for these works was to carry out a Refurbishment Survey (as defined in HSG 264 Asbestos: The Survey Guide) for the presence of asbestos-containing materials within the locations as identified below:

1.1 Scope of Works:

Targeted R&D to the following areas prior to planned refurbishment works:

Communal Areas
Exterior Areas
Loft Areas

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional works may be required in order to ensure the report is fit for purpose.

1.2 Recommended Actions

Below is a summary of all identified and presumed asbestos and guidance on necessary actions which should be taken to prevent potential exposure to Asbestos Containing Materials (ACMs).

There is a specific requirement in the Control of Asbestos Regulations 2012 ('CAR 2012') for all ACMs that are affected by the scope of the refurbishment works to be removed before the works commence. However, it is acknowledged that the works may not be carried out immediately, and so there is still the need to manage these ACMs during this interval, as is the case if the ACM's do not have to be removed or if the related works do not go ahead. Therefore, all the ACMs have been given a Material and Priority Assessment to enable them to be managed in the interim according to the appropriate Recommendation.

Please contact Life Environmental Services Ltd for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your Management Plan, and scheduling re-inspections.

Manage / Remove if Affected by Scope of Works

ACMs have been identified which are in an acceptable condition. A management policy and plan needs to be implemented to manage these materials safely. However, should these materials be likely to be disturbed as part of the planned works, they should be removed prior to these works commencing.

Building	Floor	Location Description	Item	Material	Level of Identification	Material Assessment
Block 35-37 (A) The Walk	Ext	001: External	MASTIC	Mastic	S0003	3
Block 35-37 (A) The Walk	Ext	001: External	SOILPIPE	Cement Product	Strongly Presumed (SP)	4


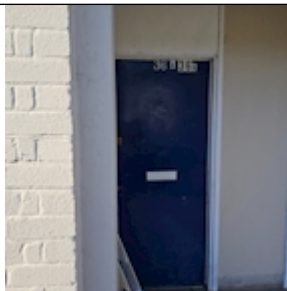
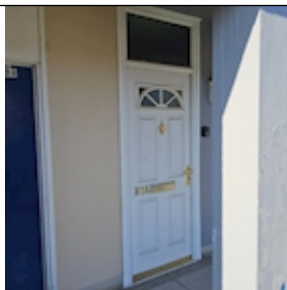
Manage and Re-inspect

ACMs have been identified which are in an acceptable condition. A management policy and plan need to be implemented to manage these materials safely.

Building	Floor	Location Description	Item	Material	Level of Identification	Material Assessment
Block 35-37 (A) The Walk	Ext	001: External	ROOF SHEET	Cement Product	Strongly Presumed (SP)	4

Areas of No Access and Limited Access

Access was either limited or could not be gained to the following areas. Asbestos should be assumed to be present within these areas by the dutyholder, and managed accordingly until further inspection and sampling can take place to confirm or refute the presence of asbestos.

Building	Floor	Location Description	Item	Access Limitations	Photos
Block 35-37 (A) The Walk	Ext	001: External	OTHER	No access behind shop signage, as this would cause damage.	
Block 35-37 (A) The Walk	1	003: Flat 36 and 36A	Whole Location	Tenant not in.	
Block 35-37 (A) The Walk	1	004: Flat 37A	Whole Location	Tenant not in.	

1.0 Executive Summary

1.3 Asbestos Register

ACMs identified or presumed during the survey. Please note, some items may be detailed under Floor 'Multiple' if the room is present over multiple floors. This includes areas where there was Limited or No Access which should be assumed to contain asbestos until further access can be gained.

Building	Floor	Location	Level of ID	Item	Extent	Material Assessment (MA)					Item Accessibility	Priority Assess't (PA) Score	Recommendation
						Product Type	Condition	Surface Treatment	Asbestos Type	Total MA Score			
Block 35-37 (A) The Walk	1	003: Flat 36 and 36A	NA	Whole Location	-	-	-	-	-	-	-	-	No Access - Inspection Required
Block 35-37 (A) The Walk	1	004: Flat 37A	NA	Whole Location	-	-	-	-	-	-	-	-	No Access - Inspection Required
Block 35-37 (A) The Walk	Ext	001: External	LA	OTHER	-	-	-	-	-	-	-	-	No Access - Inspection Required
Block 35-37 (A) The Walk	Ext	001: External	S0003	MASTIC	0.5 lm	Mastic	1	0	Chrysotile	3	Usually inaccessible or unlikely to be disturbed	1	Manage / Remove if Affected by Scope of Works
Block 35-37 (A) The Walk	Ext	001: External	SP	SOILPIPE	0.3 lm	Cement Product	1	1	Chrysotile	4	Usually inaccessible or unlikely to be disturbed	1	Manage / Remove if Affected by Scope of Works
Block 35-37 (A) The Walk	Ext	001: External	SP	ROOF SHEET	30 m ²	Cement Product	1	1	Chrysotile	4	Usually inaccessible or unlikely to be disturbed	1	Manage and Re-inspect

2.1 Purpose and Aim of survey

The purpose of the Refurbishment element of this Survey is to help the duty holder to identify asbestos, to specified areas, within these premises, prior to any refurbishment. This is in accordance with HSG 264 and CAR 2012. It provides sufficient information to help the tendering process for removal works prior to any work starting, however it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing. Life Environmental Services Ltd cannot guarantee the quantities identified are accurate and they shouldn't be used for pricing removal works.

The aim of a Refurbishment Survey is to:

1. Locate and record the location, extent and product type, as far as reasonably practicable, of known ACMs, along with an estimate of their quantity.
2. Determine and record the asbestos type based on sampling, or by making a strong presumption based on comparison to other samples.

2.2 Type of survey – Refurbishment Survey

This Refurbishment survey is intended to locate all asbestos within the building or specific to the agreed scope of the survey (refurbishment). It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceilings, cladding, boxing etc. as necessary to gain access to all areas, including the inner fabric of the building, where asbestos may be hidden. A full sampling programme is undertaken to identify possible ACMs and estimate their quantities.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report.

This Survey includes a material assessment and a priority assessment of the identified or presumed ACM's, these assessments are explained in the following sections of this report. The assessments will provide the duty holder with a guide to the priority for managing ACM's as they will identify those ACM's which will most readily release fibres if they are disturbed and also those materials that are most likely to come into contact with persons occupying the building.

This survey involved sampling and analysis to confirm the presence or absence of asbestos; however, presumptions may also have been used within this report to presume the presence of ACMs.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb materials that have remained inaccessible during this survey; this should be a Refurbishment Survey as described in HSG 264.

2.3 Project Particulars

Life Environmental Services Ltd received an order of confirmation to undertake a Refurbishment Survey from Craig Allford. This order has been accepted on the basis of the original Quotation and Survey Plan and our terms and conditions of business.

All subsequent information provided by the client or ascertained otherwise was assessed during planning stage of the project and a suitable Plan of Work produced. Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey and recorded within this report.

This survey was carried out in accordance with documented in-house procedures and HSE Guidance document HSG 264.

Scope of Works:

Targeted R&D to the following areas prior to planned refurbishment works:

Communal Areas
Exterior Areas
Loft Areas

Site Description:

Property Type: Domestic

Sector: Local Authority / Social Housing

Approximate Age: 1950's

Wall Construction: Brick

Roof Construction: Tile

Listed Status: No


2.0 Introduction

Site Status:

It should be noted that occupied or operational buildings place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy and that it may prove impossible to adequately investigate all areas of the property at the time of the initial survey. Where this is the case it may be required to undertake additional surveys or inspections just prior to or during the proposed refurbishment or demolition works, in order to account for all hidden ACMs.

The site was: Vacant

2.4 Quality Assurance

Client Details:	Bron Afon Community Housing Limited	
Date(s) of Survey:	18/03/2025	
Surveyor(s):	Lead Surveyor(s): Kim Oldfield Assistant Surveyor(s): Craig Tolley	
Checked & Prepared by:	Christian Jennings	14/04/2025
Technical Review:	Kim Oldfield	
Life Environmental Project Manager:	Louise Williams	

The Refurbishment element of this survey has been scoped and carried out following the detailed brief provided by the client or other parties undertaking works on the client's behalf. A survey plan was produced by Life Environmental Services Ltd using this information which became the "Scope of Works."

The survey has been undertaken in accordance with the HSE publication HSG 264 Asbestos: The Survey Guide. The survey involves a thorough visual examination of all building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs. Once materials have been found to contain asbestos other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

It is the duty holder's responsibility to ensure that additional refurbishment or demolition surveys are carried out for any works which are additional to, or different from, those described in the refurbishment brief for this survey.

ACMs found that are affected by the Refurbishment scope are usually removed imminently. However, it is acknowledged that the works may not be carried out immediately, and so there is still the need to manage these ACMs during this interval, as is the case if the ACMs do not have to be removed or if the related works appropriate Recommendation do not go ahead. Therefore, all the ACMs have been given a Material and Priority Assessment to enable them to be managed according to the appropriate Recommendation.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out. Please refer to the scoping table 3.1 below for more detail of agreed intrusive / inspected areas.

It is assumed at the commencement of the survey that the site/land is non-contaminated. Methods used to carry out the survey were agreed with the client prior to any works being commenced. It is always possible after a survey that asbestos-based materials of one sort or another may remain in the property or area covered by that survey, which could be due to various reasons:

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the scope of the survey will be as per their instructions and guidance at that time.
- Life Environmental Services Ltd cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos.
- Where asbestos removal works have previously been undertaken in the area included within the scope of the survey it is possible that microscopic asbestos debris may remain.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos but does not include random dust sampling.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. These 'visual inspections' during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

ACMs may be hidden or obscured by other items (including other ACMs) or covered by one or more finishes (including over boarding). Where this is the case, then its detection will be impaired. Asbestos containing materials may be hidden within the structure of a building and may not become visible until the structure is dismantled. Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

Due to the non-homogenous nature of some products i.e. thermal insulation, decorative coatings and paints. it is possible to obtain both a positive and NAD result when sampling the same material. In these instances, where this occurs then all sample results for the given product should be treated as containing asbestos. This also applies to residues and debris.

A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of residue to pipework, which is not readily visible or would require removal of insulation, was considered outside the scope of this survey. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within HSG 248 Asbestos: The Analysts' Guide and L143: Managing and working with asbestos, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Unless specifically identified within the report, no responsibility can be accepted by Life Environmental Services Ltd, for non-systematic or random use of asbestos within the property.

Unless specifically identified within the report, no responsibility can be accepted by Life Environmental Services Ltd, for stored or portable items of asbestos. Owing to the nature and necessity of sampling for asbestos, some damage is unavoidable, but effort has been made to limit it to that which was necessary for the taking of the sample.

When included in the Refurbishment Scope, the term “floor slab” can constitute a floor to any level and is not just limited to the ground floor. These areas have not been intrusively inspected to any depth. An inspection has been carried out which will have involved the scraping of any superficial top layer but this does not constitute as a full depth intrusive inspection of the slab. Should this level of inspection be required for future works then specialist heavy engineering drilling tools will be required to be used followed by a further specific survey to this area on completion.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Material extents are approximations only, assigned by the surveyor at the time of the survey. If materials such as insulation board, mill board or cement sheets in the form of wall panels, service duct panels, ceiling panels and tiles were inspected, the condition and extent of the material applied to section of those materials that were visually exposed and accessible to the surveyor i.e. panels /ceiling tiles, were not dismantled / removed or disturbed in any way to enable the visual inspection of the unexposed surface that existed to the internal side of a ceiling void, wall partition void service duct etc. The same applied to assessing additional quantities of the material that may also have existed within the void areas and were not physically visible for inspection. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item.

It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request.

A representation of all materials suspected of containing asbestos were sampled and analysed in accordance with HSE guidance HSG 248, HSG 264 and in line with our UKAS accreditation. Those materials not sampled have been extrapolated from similar samples. Life Environmental Services Ltd are accredited by UKAS for surveying.

Life Environmental Services Ltd makes every effort to locate and identify all Asbestos Containing Materials (ACMs), within the scope of the agreed inspection brief, supplied by the client. Due to the nature of Asbestos distribution and uncontrolled usage within buildings built prior to 1999, Life Environmental Services Ltd will not accept any liability for claims arising from post survey, hidden or unidentified ACMs, or contamination arising from their subsequent disturbance.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified because they are buried within the fabric of the building. Potential locations are as follows:

- Shuttering buried within concrete slabs
- Asbestos hidden by structural supports
- Asbestos hidden behind other suspect products
- Building structures which are unsafe to fully access

It must be presumed that asbestos may remain unidentified to these types of areas. If suspect materials are uncovered during demolition, contact should be made with Life Environmental Services Ltd to arrange for samples to be taken for analysis.

3.1 Scoping Table

Survey - Access Allowances The following access requirements have been agreed at Quotation Stage		
Intrusive access and other access provision - Based on agreed Scope	Areas included within Scope of survey	Surveyors Comment / Detail of any variation
Height access provision	Standard 3m (Default)	
Loft Spaces (Note: access for management surveys will only be made where safe and sufficient walkways are available)	Not within scope	
Electrical switchgear and live services (Note: Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey)	No access to live electrical equipment. If there are any items identified during the survey which are of an age whereby they are likely to contact any ACM's please record them within the data appropriately.	
Plant / equipment	No access to live electrical equipment. If there are any items identified during the survey which are of an age whereby they are likely to contact any ACM's please record them within the data appropriately.	
Lift shafts	Not within scope	
Escalator Pits	Not within scope	
Confined spaces	Intrusive access to extent of proposed works	
External soffits & Fascia's	Intrusive access to extent of proposed works	
Roof (requiring specialist equipment beneath existing layers and felt)	Intrusive access to extent of proposed works	
Boxing (readily accessible by removable panels)	Intrusive access to extent of proposed works	
Solid Wall cavities	Intrusive access to extent of proposed works	
Partition Wall cavities	Intrusive access to extent of proposed works	
Wall Cladding & Coverings	Intrusive access to extent of proposed works	
Fixed suspended ceilings	Intrusive access to extent of proposed works	
Glazing	Intrusive access to extent of proposed works	
Window Frames	Intrusive access to extent of proposed works	
Window sills	Intrusive access to extent of proposed works	
Door Frames	Intrusive access to extent of proposed works	
Doors internally	Intrusive access to extent of proposed works	
Concealed Risers or Voids (Known or identified during survey)	Intrusive access to extent of proposed works	
Ventilation trunking and Chimneys (fume trunking, chimneys and chimney breasts should be specifically identified and assessed)	Intrusive access to extent of proposed works	

3.0 Methodology & Limitations of Method


Survey - Access Allowances


The following access requirements have been agreed at Quotation Stage

Intrusive access and other access provision - Based on agreed Scope	Areas included within Scope of survey	Surveyors Comment / Detail of any variation
Skirting	Intrusive access to extent of proposed works	
Fixed Flooring	Intrusive access to extent of proposed works	
Floor voids	Intrusive access to extent of proposed works	
Floor ducts (specific details / layout required; specialist lifting equipment; covered or known)	Intrusive access to extent of proposed works	
Below Ground Drainage Systems	Intrusive access to extent of proposed works	
Slab (specify depth / diameter)	Not within scope	
Locked Locations	Client / Site to provide access	
Beyond suspected or known asbestos installations	TBC with client	
Other Variations to Scope		

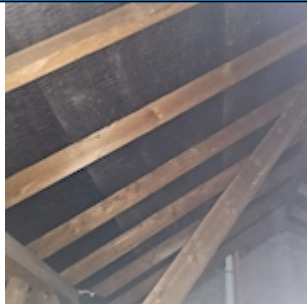
Note: If any activities are to be undertaken within areas that have not been accessed as part of this survey then a further survey and assessment should be carried out prior to these works


4.0 Survey Findings – Survey Data Sheets

Building	Block 35-37 (A) The Walk			Floor	2		
Location Description	002: Loft above 35A			Record Origin Report	W192238		
Item	FLOOR						
Level of Identification (ID)	Inspected Area (IA)	Sample No.					
Material		Extent					
Accessibility							
Identification							
Material Assessment							
Product Type		Condition		Surface Treatment		Asbestos Type	
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity		Disturbance		Human Exposure		Maintenance Activity	
Scoring Summary							
Material Score		Priority Score		Total Risk		Risk Priority	
Recommended Action	No Recommendation Required						
Further Information	Plasterboard floor covered in MMMF insulation.						


Building	Block 35-37 (A) The Walk			Floor	2		
Location Description	002: Loft above 35A			Record Origin Report	W192238		
Item	FLOOR						
Level of Identification (ID)	Inspected Area (IA)	Sample No.					
Material		Extent					
Accessibility							
Identification							
Material Assessment							
Product Type		Condition		Surface Treatment		Asbestos Type	
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity		Disturbance		Human Exposure		Maintenance Activity	
Scoring Summary							
Material Score		Priority Score		Total Risk		Risk Priority	
Recommended Action	No Recommendation Required						
Further Information	Plasterboard floor covered with MMMF insulation.						


4.0 Survey Findings – Survey Data Sheets

Building	Block 35-37 (A) The Walk			Floor	2		
Location Description	002: Loft above 35A			Record Origin Report	W192238		
Item	ROOFFELT						
Level of Identification (ID)	Sample (S)	Sample No.	S0001				
Material	Bitumen Product	Extent	70 m²				
Accessibility							
Identification	No Asbestos Detected						
Material Assessment							
Product Type	0	Condition	0	Surface Treatment	0	Asbestos Type	0
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity	0	Disturbance	0	Human Exposure	0	Maintenance Activity	0
Scoring Summary							
Material Score	0	Priority Score	0	Total Risk	0	Risk Priority	N/A
Recommended Action	No Recommendation Required						
Further Information	Bituminous roof felt to ceiling of loft						


Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	PANEL						
Level of Identification (ID)	Inspected Area (IA)	Sample No.					
Material		Extent					
Accessibility							
Identification							
Material Assessment							
Product Type		Condition		Surface Treatment		Asbestos Type	
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity		Disturbance		Human Exposure		Maintenance Activity	
Scoring Summary							
Material Score		Priority Score		Total Risk		Risk Priority	
Recommended Action	No Recommendation Required						
Further Information	Door header panels above doors to shops are timber, no suspect materials.,						


4.0 Survey Findings – Survey Data Sheets

Building	Block 35-37 (A) The Walk			Floor	Ext									
Location Description	001: External			Record Origin Report	W192238									
Item	SOFFITS													
Level of Identification (ID)	Inspected Area (IA)	Sample No.												
Material		Extent												
Accessibility														
Identification														
Material Assessment														
Product Type		Condition		Surface Treatment		Asbestos Type								
Priority Assessment (for more detail see Section 6.0)														
Occupant Activity		Disturbance		Human Exposure		Maintenance Activity								
Scoring Summary														
Material Score		Priority Score		Total Risk		Risk Priority								
Recommended Action	No Recommendation Required													
Further Information	Timber soffits to front and rear of building.													

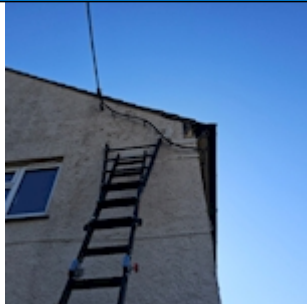
Building	Block 35-37 (A) The Walk			Floor	Ext									
Location Description	001: External			Record Origin Report	W192238									
Item	DOWNPIPE													
Level of Identification (ID)	Inspected Area (IA)	Sample No.												
Material		Extent												
Accessibility														
Identification														
Material Assessment														
Product Type		Condition		Surface Treatment		Asbestos Type								
Priority Assessment (for more detail see Section 6.0)														
Occupant Activity		Disturbance		Human Exposure		Maintenance Activity								
Scoring Summary														
Material Score		Priority Score		Total Risk		Risk Priority								
Recommended Action	No Recommendation Required													
Further Information	Lead down pipes to high level rainwater goods. Plastic guttering above.													


4.0 Survey Findings – Survey Data Sheets

Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	CEILING						
Level of Identification (ID)	Inspected Area (IA)	Sample No.					
Material		Extent					
Accessibility							
Identification							
Material Assessment							
Product Type		Condition		Surface Treatment		Asbestos Type	
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity		Disturbance		Human Exposure		Maintenance Activity	
Scoring Summary							
Material Score		Priority Score		Total Risk		Risk Priority	
Recommended Action	No Recommendation Required						
Further Information	Ceiling to external porch areas outside flat entrances. Plasterboard. No suspect materials						


Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	OTHER						
Level of Identification (ID)	Limited Access (LA)	Sample No.					
Material		Extent					
Accessibility							
Identification							
Material Assessment							
Product Type		Condition		Surface Treatment		Asbestos Type	
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity		Disturbance		Human Exposure		Maintenance Activity	
Scoring Summary							
Material Score		Priority Score		Total Risk		Risk Priority	
Recommended Action	No Access – Inspection Required						
Further Information	No access behind shop signage, as this would cause damage.						


4.0 Survey Findings – Survey Data Sheets

Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	UNDERCLOAKING						
Level of Identification (ID)	Sample (S)	Sample No.	S0002				
Material	Cement Product	Extent	0.5 lm				
Accessibility							
Identification	No Asbestos Detected						
Material Assessment							
Product Type	0	Condition	0	Surface Treatment	0	Asbestos Type	0
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity	0	Disturbance	0	Human Exposure	0	Maintenance Activity	0
Scoring Summary							
Material Score	0	Priority Score	0	Total Risk	0	Risk Priority	N/A
Recommended Action	No Recommendation Required						
Further Information	Cement undercloaking replacent tiles to edges of roofline. Rest of undercloaking consists of clay tiles.						


Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	MASTIC						
Level of Identification (ID)	Sample (S)	Sample No.	S0003				
Material	Mastic	Extent	0.5 lm				
Accessibility	Usually inaccessible or unlikely to be disturbed						
Identification	Chrysotile						
Material Assessment							
Product Type	1	Condition	1	Surface Treatment	0	Asbestos Type	1
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity	0	Disturbance	0	Human Exposure	0	Maintenance Activity	1
Scoring Summary							
Material Score	3	Priority Score	1	Total Risk	4	Risk Priority	VERY LOW
Recommended Action	Manage / Remove if Affected by Scope of Works						
Further Information	Mastic residue to high level wall in soffit and fascia area.						


4.0 Survey Findings – Survey Data Sheets

Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	DPC						
Level of Identification (ID)	Sample (S)	Sample No.	S0004				
Material	Bitumen Product	Extent	70 lm				
Accessibility							
Identification	No Asbestos Detected						
Material Assessment							
Product Type	0	Condition	0	Surface Treatment	0	Asbestos Type	0
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity	0	Disturbance	0	Human Exposure	0	Maintenance Activity	0
Scoring Summary							
Material Score	0	Priority Score	0	Total Risk	0	Risk Priority	N/A
Recommended Action	No Recommendation Required						
Further Information	Bituminous damp proof course to external walls.						

Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	SOILPIPE						
Level of Identification (ID)	Strongly Presumed (SP)	Sample No.					
Material	Cement Product	Extent	0.3 lm				
Accessibility	Usually inaccessible or unlikely to be disturbed						
Identification	Chrysotile						
Material Assessment							
Product Type	1	Condition	1	Surface Treatment	1	Asbestos Type	1
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity	0	Disturbance	0	Human Exposure	0	Maintenance Activity	1
Scoring Summary							
Material Score	4	Priority Score	1	Total Risk	5	Risk Priority	VERY LOW
Recommended Action	Manage / Remove if Affected by Scope of Works						
Further Information	Cement soil pipe (top part) to external roof. Unable to place ladders below due to plant overgrowth.						

4.0 Survey Findings – Survey Data Sheets

Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	ROOF SHEET						
Level of Identification (ID)	Strongly Presumed (SP)	Sample No.					
Material	Cement Product	Extent	30 m²				
Accessibility	Usually inaccessible or unlikely to be disturbed						
Identification	Chrysotile						
Material Assessment							
Product Type	1	Condition	1	Surface Treatment	1	Asbestos Type	1
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity	0	Disturbance	1	Human Exposure	0	Maintenance Activity	0
Scoring Summary							
Material Score	4	Priority Score	1	Total Risk	5	Risk Priority	VERY LOW
Recommended Action	Manage and Re-inspect						
Further Information	Cement sheets to rear roof of shop store. Item sampled on previous life environmental survey W72184. Sample ref-S001. Client to confirm if building is privately owned						

Building	Block 35-37 (A) The Walk			Floor	Ext		
Location Description	001: External			Record Origin Report	W192238		
Item	UNDERCLOAKING						
Level of Identification (ID)	Cross Reference (X)	Sample No.	X0002				
Material	Cement Product	Extent	0.5 lm				
Accessibility							
Identification	No Asbestos Detected						
Material Assessment							
Product Type	0	Condition	0	Surface Treatment	0	Asbestos Type	0
Priority Assessment (for more detail see Section 6.0)							
Occupant Activity	0	Disturbance	0	Human Exposure	0	Maintenance Activity	0
Scoring Summary							
Material Score	0	Priority Score	0	Total Risk	0	Risk Priority	N/A
Recommended Action	No Recommendation Required						
Further Information	Cement undercloaking replacent tiles to edges of roofline. Rest of undercloaking consists of clay tiles.						

5.0 Survey Findings – Location Summary Register

Building	Floor	Location	Asbestos, Non-Asbestos and Presumed Items				
			Limited or No Access Areas	Item	Material	Level of Identification	Asbestos Type
Block 35-37 (A) The Walk	1	003: Flat 36 and 36A	Yes	Whole Location		NA	
Block 35-37 (A) The Walk	1	004: Flat 37A	Yes	Whole Location		NA	
Block 35-37 (A) The Walk	2	002: Loft above 35A		Loft Hatch	Timber		
Block 35-37 (A) The Walk	2	002: Loft above 35A		Pipe insulation	Foam		
Block 35-37 (A) The Walk	2	002: Loft above 35A		Water Tank	Metal, Plastic		
Block 35-37 (A) The Walk	2	002: Loft above 35A		Walls	Brick		
Block 35-37 (A) The Walk	2	002: Loft above 35A		Floor	Plasterboard, Man made mineral fibre		
Block 35-37 (A) The Walk	2	002: Loft above 35A		Flue	Metal		
Block 35-37 (A) The Walk	2	002: Loft above 35A		FLOOR		IA	
Block 35-37 (A) The Walk	2	002: Loft above 35A		FLOOR		IA	
Block 35-37 (A) The Walk	2	002: Loft above 35A		ROOFFELT	Bitumen Product	S0001	No Asbestos Detected
Block 35-37 (A) The Walk	Ext	001: External		Fascia	Timber		
Block 35-37 (A) The Walk	Ext	001: External		Cowl	Metal		
Block 35-37 (A) The Walk	Ext	001: External		Walls	Brick, Concrete		
Block 35-37 (A) The Walk	Ext	001: External		Soil Pipe	Plastic		
Block 35-37 (A) The Walk	Ext	001: External		PANEL		IA	
Block 35-37 (A) The Walk	Ext	001: External		SOFFITS		IA	

5.0 Survey Findings – Location Summary Register

Building	Floor	Location	Asbestos, Non-Asbestos and Presumed Items				
			Limited or No Access Areas	Item	Material	Level of Identification	Asbestos Type
Block 35-37 (A) The Walk	Ext	001: External		DOWNPIPE		IA	
Block 35-37 (A) The Walk	Ext	001: External		CEILING		IA	
Block 35-37 (A) The Walk	Ext	001: External	Yes	OTHER		LA	
Block 35-37 (A) The Walk	Ext	001: External		UNDERCLOAKING	Cement Product	S0002	No Asbestos Detected
Block 35-37 (A) The Walk	Ext	001: External		MASTIC	Mastic	S0003	Chrysotile
Block 35-37 (A) The Walk	Ext	001: External		DPC	Bitumen Product	S0004	No Asbestos Detected
Block 35-37 (A) The Walk	Ext	001: External		SOILPIPE	Cement Product	SP	Chrysotile
Block 35-37 (A) The Walk	Ext	001: External		ROOF SHEET	Cement Product	SP	Chrysotile
Block 35-37 (A) The Walk	Ext	001: External		UNDERCLOAKING	Cement Product	X0002	No Asbestos Detected

6.0 Survey Findings – Priority Assessments

The scores for the individual Priority Assessment parameters for the four human exposure factors are shown for all ACM's, along with their average scores which appear in Section 4.0 Survey Findings – Survey Data Sheets.

It is the responsibility of the Dutyholder to review and confirm these Priority Assessments.

Building	Floor	Location	Item	Extent	Normal occupant activity	Likelihood of disturbance				Human exposure potential				Maintenance activity		
					Main type of activity in area	Location	Accessibility	Extent/ amount	Average Score	Number of occupants	Frequency of use of area	Average time in area	Average Score	Type of maintenance	Frequency of activity	Average Score
Block 35-37 (A) The Walk	Ext	001: External	MASTIC	0.5lm	0	0	0	1	0	0	0	0	0	0	1	1
Block 35-37 (A) The Walk	Ext	001: External	SOILPIPE	0.3lm	0	0	0	1	0	0	0	0	0	0	1	1
Block 35-37 (A) The Walk	Ext	001: External	ROOF SHEET	30m ²	0	0	0	2	1	1	0	0	0	0	0	0

Level of Identification

Sample (S)	A physical sample was taken on site by the Surveyor and analysed by the laboratory.
Cross reference (X)	No sample was taken but the material is visually similar to a sample that has been analysed from the survey. This is a form of Strong Presumption as defined in HSG264.
Strongly Presumed (SP)	No sample was taken but due to the appearance of the material and with the surveyor's knowledge and experience the material has been identified as containing asbestos. Or, as result of importing third party information, Strongly Presumed (SP) may be used to cross reference materials which have been previously identified either containing asbestos or not containing asbestos based on previous analysis.
Presumed (P)	No sample was taken and therefore due to this lack of information the material or item must be presumed to contain asbestos. This will often be because the item could not be sampled due to excessive height (such as soffits) or an item could not be inspected (or sampled) as this may have presented a risk to the Surveyor (e.g. opening up live plant and electrics).
No Access (NA) or Limited Access (LA)	There was either Limited or No Access to the area. The area should be assumed to contain asbestos of an unspecified nature until further access can be gained to inspect.
Inspected Area (IA)	This illustrates that a particular area within a room has been inspected and no suspect materials were identified. It is an opportunity for the surveyor to photograph and record that a particular element has been inspected without the need to sample. This will usually be during a refurbishment survey.

Life Environmental Services Ltd operates a system called CSP which is a continually live reporting system. This means that where Life Environmental Services Ltd has previously attended the site, the relevant records and information from existing surveys can be included in this current report. Where this occurs then sample numbers shall run concurrently and sequentially from the last sample number recorded in the previous report. As a result, each record in 'Survey Findings – Survey Data Sheets' (Section 4.0 of the report) shall define 'Record Origin Report'. This is the report reference number where that record was first reported, which may be a different report number to this current one.

Only Samples (S) taken during this survey shall appear on the Bulk Certificate associated with this survey. To review sample analysis and the bulk certificate for a previous sample please refer to the report whose number is referenced in 'Record Origin Report' in the record for that sample.

Non-suspect items

The surveyor will record non-suspect items as part of the survey. This will include non-asbestos materials which can be confused as containing asbestos by those who have less experience of ACMs. This will include modern vinyl products, modern bitumen products, etc. The surveyor may record other non-asbestos items as determined during the survey.

Non-asbestos boards will also be sampled periodically throughout the building to confirm they are non-asbestos. In rooms where there are no non-asbestos items and no suspect items to record the surveyor will record 'All Areas/Items – No Suspect Materials Seen' this illustrates that the surveyor has inspected all areas of the room as far as is reasonably practicable in accordance with the survey scope and has deemed the room asbestos free.

Non-suspect items are recorded within the Location Register in Section 5.

Floor

All ACMs are detailed by location number, with the relevant floor given by numerical value. However, in instances where a room or location is present over more than one floor (e.g. Staircases and Lift Shafts) the floor may be detailed as 'Multiple'. Hence when reviewing the Asbestos Register to gain an overview of an entire floor, it is necessary to consult two sections of the register, firstly the relevant floor, secondly any 'Multiple' locations that may be present.

Recommendations

The various recommendations given within this report are explained below:

Manage & Re-inspect

Where asbestos is left in situ there is a duty to formulate and implement a Management Plan to help prevent accidental damage and exposure.

The basic requirements of this policy are (from HSG 264):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who will potentially come into contact with or disturb the material as to its location and condition
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

Label

A decision should be taken as to whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site can be effective.

Labelling ACMs should not be solely relied on as a control measure; however, it is an effective method of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

It may not always be prudent or practical to label all installations of asbestos; for example, high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

Encapsulate

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation.

We recommend that sealing or painting of insulating board, insulation or spray coatings should be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Repair

The material has sustained damage to some area or areas and requires attention to make good the material so that it can be managed safely. This will often involve some element of decontamination if debris is associated with the damage.

Enclose/Protect

A specific recommendation may be made to protect an ACM with a physical barrier to prevent accidental damage to the ACM. Enclosing the ACM involves erecting an airtight barrier to prevent the migration of asbestos fibres and is suitable when the ACM is in reasonable condition. The barrier or enclosing material should be fire-rated and heat resistant, and with a low risk of water damage. If future access is likely to be required for maintenance or repairs, then removal may be the best longer term option.

Remove

If an item is recommended for removal it has either sustained damage and is posing an increased risk in its current condition; or due to its location it is considered high risk as it could easily be disturbed in the future. In addition, all ACMs that are affected by the scope of the refurbishment works are recommended for removal (before the works commence). Where materials are recommended to be removed, one of the following methods should be used.



- Removal by Licensed Contractor

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment / maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Work with asbestos insulation, asbestos coating and asbestos insulation board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised decontamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/decontamination should be followed and does not represent a Scope/Specification of Works.

- Removal by Approved Contractor

This will include removal of lower risk materials such as Asbestos Cement, Bitumen Products, Reinforced Composites, and Floor Tiles etc. As of 6 April 2012, work with certain ACM will be classed as Notifiable, Non-Licensed Work (NNLW), depending on material type and work being carried out and the likelihood of fibre release. This work will require notification to the relevant enforcing authority (no minimum notification period); training and medical examinations for staff carrying out the work and health registers kept for this staff if the work is being carried out by non-licensed operatives.

Works on or removal of such materials should be carried out following the guidelines of the HSE within HSG 210 Asbestos Task Manual. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

The Control of Asbestos Regulations 2012 does not necessarily require such removal works to be undertaken by a licensed contractor. However, it is good practice, and we would strongly have recommended that all removal works are undertaken by a licensed contractor.

Restrict Access

Materials have been identified that are in a damaged condition often with associated debris that can be easily disturbed. As such access to the area should be prevented to all persons until such a time when the area has been deemed safe for reoccupation. This will usually be once removal works have been completed.

No Access – Inspection Required

Access to the given location was either not possible at all or only limited access was possible. In both instances there is the potential for unidentified asbestos being present and as such the area must be treated as containing asbestos until full access is possible.

Arrangements should be made at the earliest opportunity to revisit locations where access was not possible, or access was limited in order that such areas can be inspected fully.

Not Sampled – Sample Required

Items and materials that are presumed to contain asbestos will also be given the recommendation of 'Not sampled – sample required'. In these instances, the item or material should be treated as containing asbestos until arrangements can be made to access such items or materials in order to carry out an inspection or sample to confirm or otherwise the presence of asbestos.

No Recommendation Required

Asbestos has not been identified and as such no further action is required.

Recommended Guidance

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of identified ACMs against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey be brought to the attention of those persons who are likely to encounter asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access is identified within the Data Sheets and Executive Summary of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted to these areas in accordance with Regulation 11 of the Control of Asbestos Regulations 2012 and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

All identified asbestos to be appropriately identified and subject to Risk Assessment, management, and re-inspection.

Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.

It is recommended that work on, or removal of, both licensed and non-licensed ACMs is undertaken by a licensed asbestos removal contractor so that the Duty Holder / Client can have confidence that the contractor has provided the correct level of training and has the experience and knowledge necessary to deal with these products safely.

It is a requirement of CAR 2012 that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity is planned that may expose asbestos materials. This should be a refurbishment/demolition survey as documented by HSG 264.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 2: Material & Priority Assessment Algorithms

Where ACMs have been identified or presumed to be present a **Material Assessment Algorithm** has been calculated as detailed in HSG 264 and reproduced in line with the table overleaf.

The Material Assessment is an assessment of the condition of the ACM, or the presumed ACM, and its potential to release asbestos fibres in the event of it being disturbed in some way. This Material Assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne asbestos fibres if disturbed. However, there are other factors to take into account when prioritising action. These are considered in the Priority Assessment which is described later.

For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

HIGH POTENTIAL 10-12

Materials with scores of 10 or more should be regarded as high potential to release fibres if disturbed;

MEDIUM POTENTIAL 7- 9

Those materials with a score between 7 and 9 are regarded as medium potential to release fibres.

LOW POTENTIAL 5-6

Materials with a score between 5 and 6 are low potential to release fibres.

VERY POTENTIAL 4 or less

Scores of 4 or less are very low potential to release fibres.

Section	Sample Variable	Score	Examples of Score
A	Product type (or debris from product).	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint 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 (e.g.: pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
B	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.
C	Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
		1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), cement sheets, etc.
		2	Unsealed AIB, or encapsulated lagging and sprays.
		3	Unsealed lagging and sprays.
D	Asbestos type	1	Chrysotile.
		2	Amphibole asbestos excluding Crocidolite.
		3	Crocidolite.
Material Assessment Score = A + B + C + D			

The Material Assessment identifies the high hazard materials, which are those that will most readily release asbestos fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a Risk Assessment which will also take into account the likely maintenance activity; occupant activity; likelihood of disturbance; and human exposure potential.

The **Priority Assessment Algorithm** looks at the likelihood of someone disturbing the ACM. **Please note Priority Assessments have been undertaken as part of this survey.**

A legal requirement to carry out a Risk Assessment for all work activities exists under the Management of Health and Safety at Work Regulations 1999. The requirement to assess the risk posed by asbestos is further enforced by the Control of Asbestos Regulations 2012. These regulations require that asbestos present in the workplace must not present a hazard to health

The risks from asbestos should be assessed and managed for all identified or presumed ACMs. Having identified the asbestos and its potential to release fibres when disturbed in the Material Assessment, the Priority Assessment establishes the likelihood of people disturbing and being exposed to the hazard. It is then incorporated in the Risk Assessment that identifies the measures to be taken that will either eliminate the hazard or adequately control the risk.

The Priority Assessment takes into account various factors, many of them being human-related, which are: location and extent of the asbestos material; the level of occupancy of the area; the activities carried out in the area; the frequency of maintenance, including cleaning. The Priority Assessment Score is calculated on the average scores for each of the four human exposure factors given by the table on the following page.

A detailed Priority Assessment can only be carried out with the detailed knowledge of these parameters and so can only be effectively achieved with direct input from the building occupiers or managers. The dutyholder is required to carry out the risk assessment under CAR2012, using the information from the survey and their detailed knowledge of the property and the activities carried out within.

The Priority Assessment in this survey uses either data supplied by the client/dutyholder or, in its absence, utilises generic scores for each location, where the location type is defined either by name (e.g. on plan) or by the surveyor's observation.

It is the responsibility of the Duty Holder to complete the Priority Risk Assessment, and ensure it remains up to date and accurate.

Risk Assessment

The **Risk Assessment Priority Algorithm** is calculated by adding the **Material Assessment Score** obtained during the survey to the **Priority Assessment Score**.

HIGH RISK - 18 POINTS OR MORE

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

MEDIUM RISK - 14-17 POINTS

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore, all asbestos should be contained/sealed/encapsulated.

LOW RISK - 9-13 Points

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

VERY LOW RISK 8 or less

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage

Appendix 2: Material & Priority Assessment Algorithms

Section	Factor	Score	Examples of Score
Normal Occupant Activity Score = E			
E	Main Type of Activity	0	Rare Disturbance activity (e.g. Store Room)
		1	Low Disturbance Activity (e.g. Office)
		2	Periodic Disturbance (May contact ACMs)
		3	High Level of disturbance (e.g. panel on door)
	Secondary Activity	As above	As above
Likelihood of Disturbance Score = Average of F + G + H			
F	Location	0	Outdoors
		1	Large Rooms or well-ventilated Areas
		2	Rooms up to 100sqm
		3	Confined Spaces
G	Accessibility	0	Usually Inaccessible or unlikely to be disturbed
		1	Occasional Disturbance
		2	Easily Disturbed
		3	Routinely Disturbed
H	Extent/amount	0	Very Small Amounts
		1	<10sqm or <10lm
		2	>10sqm to <50sqm or >10lm to <50lm
		3	<50sqm or >50lm
Human Exposure Potential Score = Average of I + J + K			
I	No of Occupants	0	None
		1	1-3
		2	4-10
		3	>10
J	Frequency of Use	0	Infrequent
		1	Monthly
		2	Weekly
		3	Daily
K	Average Time in Use	0	<1 Hour
		1	>1 hour and <3 hours
		2	>3 hours to <6 hours
		3	>6 Hours
Maintenance Activity Score = Average of L + M			
L	Type of Maintenance Activity	0	Minor disturbance e.g. possible contact
		1	Low disturbance e.g. removing light bulb
		2	Medium Disturbance
		3	High levels of disturbance
M	Frequency of Maintenance Activity	0	ACM unlikely to be disturbed
		1	≤1 per year
		2	>1 per year
		3	>1 per month

Appendix 3: Certificate & Schedule of Bulk Samples

Client Contact:

Craig Allford
Bron Afon Community Housing Limited
Ty Bron Afon,
William Brown Close,
Llantarnam Industrial Park,
Cwmbran,
Torfaen,
NP44 3AB

Life Environmental Services Ltd

4 Duckett's Wharf
South Street
Bishop's Stortford
Hertfordshire
CM23 3AR



Site: Block 35-37 (A) The Walk
New Inn, Pontypool Torfaen, NP4 0PU

Date Sample(s) Received: 20/03/2025

Sample(s) taken by Kim Oldfield

Sample No.	Location/ Comments	Item Description	Material	Asbestos Result	Analyst (Analysis Date)	Comments (where applicable)
S0001	002: Loft above 35A	ROOFFELT	Bitumen Product	No Asbestos Detected	Rebecca Bateman 26/03/2025	
S0002	001: External	UNDERCLOAKING	Cement Product	No Asbestos Detected	Rebecca Bateman 14/04/2025	
S0003	001: External	MASTIC	Mastic	Chrysotile	Rebecca Bateman 14/04/2025	
S0004	001: External	DPC	Bitumen Product	No Asbestos Detected	Rebecca Bateman 26/03/2025	

Analysts Name(s): Rebecca Bateman

Signature(s):

Issued: 14/04/2025

TEST NOTES:

- Analysis was carried out in accordance with our documented in-house methods QSOP 3 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation.
- Samples in this test report have been analysed at one of our accredited Laboratories (see addresses below). Please note, the material description is outside the scope of our UKAS accreditation.
- This test report shall not be reproduced or copied except in full and only with the written approval of Life Environmental Services Limited.
- Opinion and interpretations are outside the scope of accreditation and are not included within this test report, this includes Comments and Item Descriptions
- Samples taken by Life Environmental Services Ltd are in accordance with the HSG 248 Asbestos: The Analysts' Guide and HSG 264 Asbestos: The Survey Guide.
- Life Environmental Services Ltd is not responsible for sampling errors where they have not taken the sample.
- Life Environmental Services Ltd is required to retain samples for 6 months following receiving the samples in the laboratory. There is no requirement to retain samples beyond this period and any such retention shall have been agreed between the client and ourselves prior to submitting samples for analysis.
- Life Environmental Services Ltd shall retain records relating to the analysis of samples on its system for a minimum of 5 years. There is no requirement to retain records beyond this period and any such retention shall have been agreed between the client and ourselves prior to submitting samples for analysis.

Life Environmental Services

The natural choice for environmental compliance and risk management solutions

Accredited Laboratories – Analysis carried out at:

4 Duckett's Wharf
South Street
Bishop's Stortford
Herts
CM23 3AR

Tel: 01279 503117

Caledonia House
Thornliebank Industrial Est.
Thornliebank
Glasgow
Scotland G46 8JT

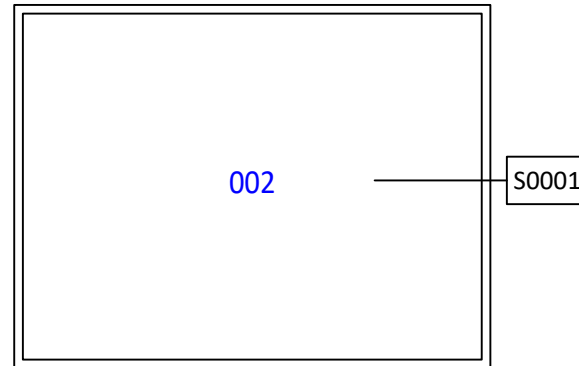
Tel: 0141 270 8070

Unit 61, Block 6
Admiral Business Park
Cramlington
Northumberland
NE23 1WG

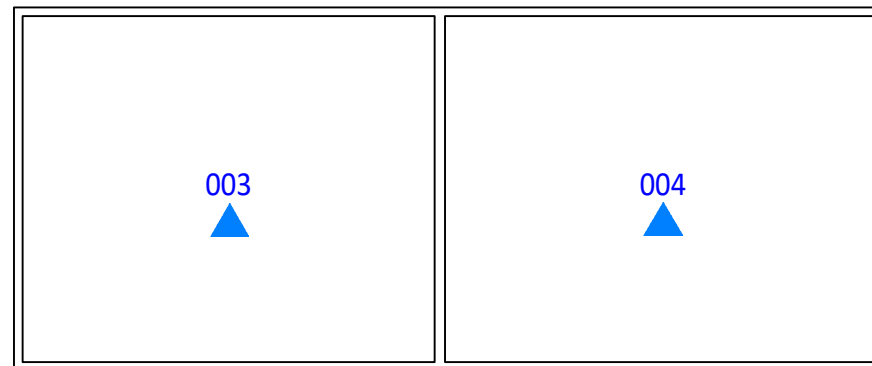
Tel: 07917 483844

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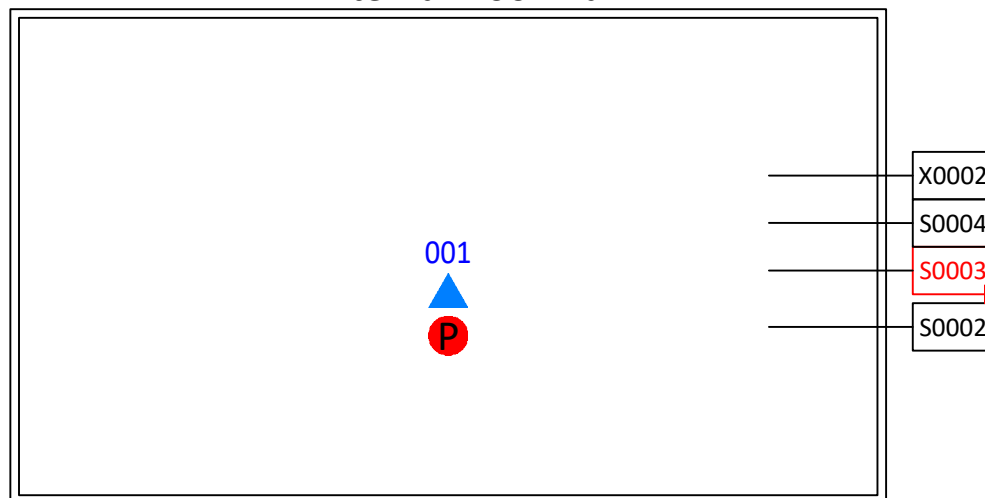
Loft



First Floor Plan



External Floor Plan



Life Environmental Services Ltd.

4 Ducketts Wharf
South Street
Bishop's Stortford CM23 3AR

Telephone: 0844 335 1281

Email: enquiries@lifeenvironmental.com










www.lifeenvironmental.co.uk

Registered in England No. 3053057

SURVEY PLAN - Standard

Block 35-37A
The Walk
Job No.: W192238

Key

- 001 - Location Number
-  - Location Outside Scope
-  - Asbestos Present
(Please refer to register)
-  - Asbestos Presumed or Strongly Presumed
(Please refer to register)
-  - Access Limitation Within Area
(Please refer to register)
-  - Asbestos Removed
-  - Positive Sample
-  - Cross Referenced Positive Sample
-  - Sample - No Asbestos Detected
-  - Cross Referenced Sample - No Asbestos Detected

Drawn By:	CJ
Date:	14/04/2025
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