



Asbestos Management Survey Report

23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB



Undertaken by SWINDON ASBESTOS SURVEYING LTD	
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Verified/Signature:	
Date of Survey:	24 Aug 2022
Date of Report:	5 Sep 2022
<u>Job No:</u>	<u>J011787</u>
Authorising Surveyor:	Jim Hook
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Swindon Asbestos Surveying Ltd wish to inform their clients that there are under no obligation to use our services for further work related to the recommendations from this report. Swindon Asbestos Surveying Ltd cannot be held responsible if you do not act upon any recommendations detailed in this report.



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Executive Summary

The content of this report relates exclusively to the findings of the Management Survey undertaken in accordance with HSG 264 'Asbestos: The survey guide' of 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB.

Management survey of communal areas only

The purpose of the survey is to locate, as far as reasonable practicable, the presence and extent of any suspect asbestos containing materials.

The following asbestos containing materials have been identified, presumed or strongly presumed:
(Presumptions are avoided when possible during refurbishment and demolition surveys as all areas should be made accessible)

For abbreviation purposes the following may appear in this report in Material type. AIB (Asbestos Insulation Board) and AC (Asbestos Cement).

FI	Building Designation	Location	Asbestos Containing Material	M.A.S	Recommended Action
Gr	Building 01	G.02 - Electrical Cupboard	Within electrical distribution box - Textiles - Asbestos Textiles/Paper	7	Investigate Further
Ex	Building 01	External	Roof - Undercloak - Asbestos Cement	5	Investigate Further

The recommended action provided has been determined by the Material Assessment Score and or the scope of refurbishment works; and observations made by the surveyor during the survey only. The duty holder must undertake a priority assessment in addition to the findings of this report in order to comply with CAR 2012 Regulation 4.

No Access Areas

The following table details all areas not accessed during the survey. Although they may be accessible at other times, for the reasons specified they were not available for inspection during the survey.

FI	Building Designation	Location	Access Restriction
There were no inaccessible areas in the survey.			

If there are inaccessible areas in the table above then these areas must be managed presuming that asbestos is present. A further inspection of these areas should be undertaken as soon as practicable to enable an accurate assessment is made.



Introduction

Swindon Asbestos Surveying Ltd, Unit 25, Blackworth Industrial Estate, Highworth, Swindon, Wiltshire, SN6 7NA has been instructed by Thomas Dellow of Amber Court Management Company, 15 Windsor Road, Swindon, SN3 1JP to undertake a Management Survey of 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB.

Management survey of communal areas only

Any intrusive works in this property, no matter how minor, will require a further Refurbishment/Demolition Survey (fully intrusive) before any works begin.

The survey was undertaken on the 24 Aug 2022 by Jim Hook.

The property comprises a Brick / block built Block of flats, constructed circa 1980's.

The purpose of the survey is to locate, as far as practicable, the presence and extent of any suspect asbestos containing materials which may be damaged or disturbed during normal occupancy and assess their condition, in order to produce this report and assess whether any remedial action is required.

The information collated in this survey report provides the basis for an asbestos register, risk assessment and management plan which are required in order to comply with CAR 2012. Interpretation of the results and risk assessments are outside the scope of this survey, the duty holder and/or appointed person must carry out their own risk assessment and plan for the management of asbestos containing materials within these areas of the premises.

It is your responsibility as the duty holder and/or appointed person to ensure this information remains current; therefore any changes or remedial actions must be recorded appropriately on the register to enable continued management of asbestos containing materials in your premises. It is the responsibility of contractors to make their own assessment in respect of pricing removal and or remedial works.

A priority risk assessment can be provided under separate cover if required but will be outside the scope of our UKAS accreditation.

This report is based on a management survey and is representative of the situation at the time of inspection.

This report shall not be reproduced except with the expressed approval of Swindon Asbestos Surveying Ltd and the client.



Survey Information

HSG 264 "Asbestos: The survey guide" defines a management survey as the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACM) which could be damaged or disturbed during normal occupancy, including foreseeable maintenance, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent will vary between premises and depend on what is reasonably practicable for individual properties. A management survey will include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed. This 'material assessment' will give a good guide of the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence of asbestos.

Management surveys are only likely to involve the use of hand tools. Any areas not accessed must be presumed to contain asbestos and will have to be managed on this basis i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.

The requested buildings and or areas of the building were thoroughly inspected for materials suspected to contain asbestos and samples were taken by the surveyor where considered necessary, including photographic records. Where one type of material appeared to be extensive, only representative samples were taken. Any sample taken has been analysed by an independent UKAS accredited laboratory.

Where a material is not sampled but is strongly presumed or presumed to contain asbestos it is noted as such and a material assessment is still generated.

A material may be strongly presumed to contain asbestos based on previous laboratory analysis of similar materials, knowledge that the use of asbestos was commonplace during manufacturing or the material has the appearance of asbestos i.e. clearly visible fibres. This is likely to occur in instances where it is physically impracticable at the time of survey to obtain a sample i.e. the material is at height, inside a live appliance or under fixed floor coverings (in the case of floor tiles where they have already been identified at the property).

A material may be presumed to contain asbestos if the surveyor cannot categorically conclude that it does not contain asbestos, therefore it is presumed to be asbestos containing by default. This is likely to occur in instances where it is physically impracticable at the time of survey to obtain a sample or sufficiently visually inspect the material i.e. a firebreak located some distance from the point of access in a ceiling void which is obstructed by ducting and cables.

This report is based upon a non-destructive inspection. All reasonable efforts were made to inspect areas requested by the client to identify the physical presence of materials containing asbestos. Risers, voids and structural ducts were inspected where readily demountable covers existed at access points.



However;

This report may not identify all asbestos containing materials as the extent of material was assessed visually and should be considered as a measure only. Additional sampling is recommended if other asbestos materials are suspected at a later date. Where asbestos materials prevented further access to areas (e.g. above asbestos ceilings), no investigation was carried out and the report was duly notarised.

- | Floor finishes such as fitted or fixed linoleum, laminate flooring and carpets were not taken up unless easily accessed.
- | Inspection covers and underground drainage were not accessed.
- | Examination of substrates to walls, floors and ceilings were not carried out, as the survey is non-intrusive.
- | No appliances or machinery were dismantled for the inspection process.
- | Shuttering inside precast concrete floors was not inspected as the survey is non-intrusive.
- | Under precast concrete floors was not inspected as the survey is non-intrusive.
- | Areas still under normal occupation were not inspected if surveying activities posed a risk to occupants.
- | Live electrical installations were not dismantled for the inspection process.
- | Live gas installations were not dismantled for the inspection process.
- | Areas already deemed as an unsafe structure such as failing floor boards, un-boarded loft areas, flooded areas and confined spaces were not inspected, unless by prior arrangement with appropriate safety precautions in place.
- | Operational equipment and machinery (boilers, heaters etc) were not dismantled for the inspection process.
- | Locked and or sealed areas such as strong rooms and safes etc were not inspected.
- | Hidden areas within the structure of the building such as fully bricked and or concrete sealed voids and risers were not inspected as the survey is non-intrusive.
- | Sealed areas which may contain asbestos materials which have been utilised as packers ad hoc throughout the site were not inspected as the survey is non-intrusive. Such areas will include, but not be limited to roof and or floor joists, internal areas to door and window frames.
- | Internal construction of doors, where damage can be considered to compromise fire resistance and hence the fire safety of the building, were not accessed.
- | When sampling behind door frames, skirting boards etc, and a large number may be present throughout the site, a representative number of items will be inspected and presumed to be consistent in all other cases.
- | Any areas to the exterior of the building where survey damage would be considered to compromise the building's security were not accessed.
- | Below top soil or other surfaces to the exterior of the structure or internally to the sub floor areas were not inspected as the survey is non-intrusive.
- | Areas below or behind existing building fabric which would require part demolition of the structure were not inspected as the survey is non-intrusive. For example large areas of boarded floors which would require complete removal of the entire floor to enable access behind or under each joist.
- | Any area where access is not possible whilst utilising normal survey access equipment (two stage ladders), or a maximum of 3 metres in height was not inspected due to the Health and Safety implications of working at height, unless prior arrangements have been confirmed.
- | Any items stored within the buildings which do not form part of the fabric or structure of the building such as boxes, cupboards and storage crates etc were not inspected.
- | This list is not exhaustive



Survey planning and procedure

The duty holder's requirements have been established and the type and scope of survey(s) to be undertaken agreed at the initial consultation stage.

Where available, floor plans, previous surveys and pre-existing documentation concerning the structure, construction and details of adaptations have been obtained.

Site specific details have been obtained from the duty holder including safety and security information, permits to work and access arrangements to ensure the survey is completed efficiently, effectively and safely. Where this is not the case and limitations are discovered during the survey they have been recorded appropriately.

A desk top study has been undertaken in order to plan the execution of the survey. Contributing factors including the nature, age and construction of the site have been considered and the survey has been properly resourced.

Any anomalies arising during the survey which impact on the scope of survey have been relayed to the client in a timely manner and resolved as far as practicable. Any further requirements have been identified in the contract review.

The survey was carried out in accordance with our internal Surveying Procedure Quality Manual, Appendix A and the "HSG 264 Asbestos: The survey guide" guidance for the surveying, sampling and assessment of asbestos containing materials.

Swindon Asbestos Surveying Ltd surveyors operate with independence, impartiality and integrity and are sufficiently trained, experienced and authorised in all aspects of the surveying work being undertaken.

Swindon Asbestos Surveying Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to undertake surveying for asbestos in premises.



Material Assessment Score Algorithm

The four main parameters which determine the potential an asbestos containing material has to release fibres, when subject to a standard disturbance, are shown as per the HSG 264 scoring algorithm below:

Sample variable	Score	Examples of scores
Product Type (including debris)	1	Asbestos–reinforced composites: plastics, resins, mastics, roofing felts, vinyl floor tiles, semi–rigid paints or decorative finishes, asbestos cement.
	2	Asbestos insulation board, millboards, 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.
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: delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles and textured coating.
	1	Enclosed sprays and lagging, Asbestos insulation board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed Asbestos insulation board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Total		

The Potential for Fibre Release (P.F.R) rating is defined as;

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed.

Scores of between 7 and 9 are regarded as having a medium potential to release fibres.

Scores of between 5 and 6 are regarded as having a low potential to release fibres.

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



Accessibility/Vulnerability Score

In addition to the four parameters of the material assessment it is a requirement of an asbestos management survey to record how accessible or vulnerable an ACM is to sustaining damage. An evaluation has been made using the following scoring system:

Accessibility factor	Score	Examples of scores
Inaccessible or Remote	0	soffits, fascia, gas fires, distribution boards, fuse boxes, lift motor machinery, roof sheeting, felts or tiles, gutter linings or flashings, rope seals or putty to windows, covered floor tiles or linoleum, high level rainwater goods, autoclave linings
Occasional disturbance likely	1	sink pads, loft tanks, textured coating to ceilings, ceiling panels, external medium to high level profile sheeting, cladding or slates, gaskets
Easily disturbed, easily accessed	2	window sills, wall panels, textured coating to walls, external low level profile sheeting, cladding or slates and rainwater goods
Routinely disturbed	3	fire doors, exposed floor tiles or linoleum, toilet cisterns, banisters, step nosing, lab bench or propagation worktops, ladder shelving, bath panels



Recommended Actions

Where an asbestos material has been identified or presumed, a recommended action has been allocated to it. This is dependent upon the product type (e.g. spray insulation, asbestos insulating board, floor tiles, asbestos cement sheeting etc.), condition, surface treatment, asbestos type, location, vulnerability to damage and observations made by the surveyor at the time of survey (please note that the sample description, material type and comments/observations are opinions of the surveyor at the time of survey).

The following recommended actions can be allocated to an identified or presumed asbestos material:

Leave & Manage

The material may be left in situ and warning labels applied at the client's request. Undertake continued regular recorded inspections on the condition of the material as dictated in the asbestos register and management plan.

Encapsulate/Reseal

The material requires encapsulation (e.g. enclose, seal over, or paint with a proprietary encapsulating material), thereafter the material may be left in situ and warning labels applied at the client's request. The asbestos register and management plan must be updated to record the remedial action undertaken. Undertake continued regular recorded inspections on the condition of the material.

Remove/Repair

The material requires removal or repair within the legislative requirements of the following:

Health and Safety at Work Act 1974

Management of Health & Safety at work regulations 1999

Control of Asbestos Regulations 2012.

Current HSE Approved Codes of Practice (ACOPS) including L127 and L143

The asbestos register must be updated to record the remedial action undertaken.

If the material is identified as licensed, activities must be undertaken by an approved asbestos removal contractor holding a current HSE licence.

If the material is identified as non-licensed, activities may be undertaken by trained asbestos operatives following the latest ACOPS and HSE Guidance Notes and will fall onto one of the following categories:

1. Non-licensed works.
2. Notifiable non-licensed works which must be notified to the HSE or Local Enforcing Authority prior to works commencing.

Investigate Further

Where a material is presumed to contain asbestos or areas have not been accessed during the survey, a recommendation for further investigation will be made (e.g. additional access requirements for sampling at height or isolation of live plant etc.). It is imperative that all no accessed areas are recorded on the asbestos register and management plan whilst further investigation is pending.



Advised Timescale for Recommended Action

An advisory timescale for implementation of the recommended action is provided which is calculated by combining the total material assessment score with the accessibility/vulnerability score and assigned to each asbestos material as follows:

Combined Total	Action Timescale (from date of report)
HIGH (11+)	1 to 3 months – Urgent attention required followed by regular recorded inspection if applicable Once completed the Asbestos Register must be notarised accordingly
MEDIUM (8 – 10)	3 to 6 months – Near term attention required followed by regular recorded inspection if applicable Once completed the Asbestos Register must be notarised accordingly
LOW (6 – 7)	6 months – ACMs will normally only require regular 6 monthly recorded inspections Each inspection should be duly notarised in the Asbestos Register.
VERY LOW (2 – 5)	12 months – ACMs will normally only require regular 12 monthly recorded inspections Each inspection should be duly notarised in the Asbestos Register.

Additional Timescale:–

IMMEDIATE	ACMs, which in the opinion of the surveyor require containment and/or restricted access until either full removal or encapsulation can be undertaken by a licensed asbestos removal contractor (i.e. debris)
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Please be advised that this timescale is advisory and does not negate the requirement for a full priority assessment to be generated in order to effectively plan the management of asbestos in your premises.



Additional Actions for the Duty Holder (following completion of the survey)

It is a requirement under the Control of Asbestos Regulations 2012 and Approved Code of Practice L127 The management of asbestos in non-domestic premises (2nd edition 2006), to assess the risk of anyone being exposed to fibres from ACMs.

This assessment should be undertaken by the duty holder and/or the appointed person responsible for managing asbestos within the premises. The HSE define a duty holder as "the person or organisation that has clear responsibility for the maintenance or repair of non-domestic premises through an explicit agreement such as a tenancy agreement or contract".

The risk of exposure is calculated by combining the total material assessment score provided in this survey with a priority assessment score. The total material assessment score for each identified or presumed asbestos containing material is recorded as follows on the Survey Data Sheets:



Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/Vulnerability	Combined Total for Advised Timescale
1	0	0	1	2	2	4

The duty holder is best placed to undertake the priority assessment as they are equipped with knowledge of occupancy and maintenance activities of the premises. Details of generating the priority assessment are provided in Health & Safety Executive publication HSG227 Managing Asbestos in premises.

The higher the combined material and priority score the greater the risk and therefore the higher the priority for undertaking remedial action. It is this overall risk assessment which forms the basis for the implementation of a management plan for all asbestos materials identified or presumed at the premises. In addition it is also a requirement to ensure that anyone potentially at risk receives information on the location and condition of the asbestos material, so far as it is within the duty holder's control.



General Safety Recommendations

Disturbance

Where asbestos materials are known or presumed to exist, it is recommended that no uncontrolled disturbance occurs to the material. In particular, active measures must be taken to avoid all breaking, cutting, drilling, sanding and general abrasion of surfaces.

Fibre Release

As disturbance of asbestos containing materials may release respirable fibres into the atmosphere, it is recommended that encapsulation; regular maintenance and removal work on notifiable materials is undertaken in accordance with controlled conditions by an approved and licensed asbestos removal contractor holding a current HSE license.

Remedial Asbestos Works

All removal work or encapsulation should be undertaken in accordance with an approved work method statement, which incorporates all relevant current legislation for asbestos works e.g. Approved Codes of Practice (current issues) together with the Control of Asbestos Regulations (current issue) and The Health and Safety at Work Act.

Disposal

All asbestos products and non-asbestos products which have become contaminated by asbestos are classified as hazardous waste under the Hazardous Waste Regulations 2005 (England and Wales) and require disposal at licensed sites. Loose asbestos products (pipe insulation, sprayed insulation, broken boards etc) and any asbestos containing waste weighing more than 500kg, during any 12 month period, require a consignment system to control the transportation of the waste from the location of removal to its final disposal destination.

Air Monitoring

It is recommended that all air monitoring work (i.e. smoke testing, air sampling, fibre counting and visual inspections) is undertaken by an independently appointed UKAS accredited laboratory. It is an HSE requirement that all asbestos work enclosures must be visually inspected and have air clearance certificates issued by the laboratory before they are deemed fit for normal occupation.

Advice to Third Parties

Duty holders must make known the existence, or suspected existence, of asbestos to any contractor, maintenance worker or any other person who is likely to disturb such materials. They must also provide advice on any appropriate precautions to be taken. The current asbestos register should be made available for perusal by contractors, who sign the register to confirm they understand that there may be asbestos present in their work area and adaptations to their usual working methods may be necessary.

Labelling

Asbestos materials likely to be disturbed by maintenance or other workers/persons should be clearly labelled (the 'a' logo is recommended). However, it is accepted that it may not be possible to display labels in public areas as doing so may cause undue concern to the public.



Appendix A: Survey Summary Sheets

Client Ref: Email			Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB							Survey Date(s):		24 Aug 2022			
SAS Job No: 11787			Surveyor(s): Jim Hook							Survey Type:		Management Survey			
No	Sample Ref/ Visual	Building	FL	Area	Position	Element	Material	Qty	Analysis Result	Mat Type	Ext Dam	Surf Treat	Asb Type	Total	Acc/Vuln
1	AN008115	Building 01	G	G.01 - Entrance Hall	Ceiling	Textured coating	No Asbestos detected	5m²						0	
Room: Doors -metal frame, glazing; metal door frame & glazing surround to block walls; walls - block, painted finish, plasterboard partitioning, painted plaster skim; floor - concrete, quarry tiles; ceiling - plasterboard, textured coating.															
2	Presumed	Building 01	G	G.02 - Electrical Cupboard	Within electrical distribution box	Textiles	Asbestos Textiles/Paper	1no.	Crocidolite (or unknown)	2	0	2	3	7	0
3	REFER (AN008115)	Building 01	G	G.02 - Electrical Cupboard	Ceiling	Textured coating	No Asbestos detected	0.5m²						0	
Room: Doors -timber; metal door frame to partitioning wall; walls - block, plasterboard partitioning; floor - concrete; ceiling - plasterboard, textured coating, plasterboard repair panel; wall mounted electrical distribution box; electric meter box mounted onto chipboard panel; modern consumer unit and security boxes mounted to wall.															
4	REFER (AN008115)	Building 01	G	G.03 - Inner Hall	Ceiling	Textured coating	No Asbestos detected	8m²						0	
5	AN008116	Building 01	G	G.03 - Inner Hall	Floor	Vinyl tiles & bitumen adhesive	No Asbestos detected	8m²						0	
Room: Doors - timber, timber frame & glazing; timber door frames & glazing surround to block walls; walls - block, painted finish; floor - concrete, vinyl tiles & bitumen adhesive; ceiling - plasterboard, textured coating; fixed timber panelling to block lined risers housing unlagged copper pipes and cables.															
6	REFER (AN008115)	Building 01	G	G.04 - Staiwell	Ceiling/ back of stairs	Textured coating	No Asbestos detected	7m²						0	
7	REFER (AN008116)	Building 01	G	G.04 - Staiwell	Floor	Vinyl tiles & bitumen ashesive	No Asbestos detected	9m²						0	
Room: Door - timber, timber door frame to block wall; external door - metal, glazing; metal door frame to block wall; walls - block, painted finish, plasterboard partitioning to stairs; floor - concrete, vinyl tiles & bitumen adhesive; ceiling/ back of stairs - concrete, textured coating.															
8	REFER (AN008115)	Building 01	1	1.01 - Landing	Back of stairs	Textured coating	No Asbestos detected	11lm						0	
9	REFER (AN008116)	Building 01	1	1.01 - Landing	Floor	Vinyl tiles & bitumen adhesive	No Asbestos detected	4m²						0	
10	REFER (AN008116)	Building 01	1	1.01 - Landing	Stairs	Vinyl tiles & bitumen adhesive	No Asbestos detected	7m²						0	

Client Ref: Email			Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB							Survey Date(s):		24 Aug 2022			
SAS Job No: 11787			Surveyor(s): Jim Hook							Survey Type:		Management Survey			
No	Sample Ref/ Visual	Building	FL	Area	Position	Element	Material	Qty	Analysis Result	Mat Type	Ext Dam	Surf Treat	Asb Type	Total	Acc/Vuln
11	AN008117	Building 01	1	1.01 - Landing	Stairs	Nosing	No Asbestos detected	14no.						0	
Room: Walls - block, painted finish; floor - concrete, vinyl tiles & bitumen adhesive; stairs - concrete construction, vinyl tiles & bitumen adhesive, vinyl nosing; back of stairs - concrete, textured coating; window - UPVC, timber sill.															
12	REFER (AN008115)	Building 01	1	1.02 - Hall	Ceiling	Textured coating	No Asbestos detected	8m²						0	
13	REFER (AN008116)	Building 01	1	1.02 - Hall	Floor	Vinyl tiles & bitumen adhesive	No Asbestos detected	8m²						0	
Room: Door - timber; timber door frame to block wall; walls - block, painted finish; floor - concrete, vinyl tiles & bitumen adhesive; ceiling - plasterboard, textured coating; window - UPVC, timber sill; timber panelling to risers housing unlagged copper pipes & cables.															
14	REFER (AN008115)	Building 01	2	2.01 - Landing	Ceiling	Textured coating	No Asbestos detected	12m²						0	
15	REFER (AN008116)	Building 01	2	2.01 - Landing	Floor	Vinyl tiles & bitumen adhesive	No Asbestos detected	4m²						0	
16	REFER (AN008116)	Building 01	2	2.01 - Landing	Stairs	Vinyl tiles & bitumen adhesive	No Asbestos detected	7m²						0	
17	REFER (AN008117)	Building 01	2	2.01 - Landing	Stairs	Nosing	No Asbestos detected	14no.						0	
Room: Walls - block, painted finish; floor - concrete, vinyl tiles & bitumen adhesive; stairs - concrete construction, vinyl tiles & bitumen adhesive, vinyl nosing; ceiling - plasterboard, textured coating; window - UPVC, timber sill.															
18	REFER (AN008115)	Building 01	2	2.02 - Hall	Ceiling	Textured coating	No Asbestos detected	8m²						0	
19	REFER (AN008116)	Building 01	2	2.02 - Hall	Floor	Vinyl tiles & bitumen adhesive	No Asbestos detected	8m²						0	
Room: Door - timber; timber door frame to block wall; walls - block, painted finish; floor - concrete, vinyl tiles & bitumen adhesive; ceiling - plasterboard, textured coating; window - UPVC, timber sill; timber panelling to risers housing unlagged copper pipes & cables.															

*Notes: Management survey to communal areas only; no access to high level roof areas.
Management survey to communal areas only.

Guidance Notes:								
Red – Asbestos Material			Green – Non Asbestos Material			Orange – Presumed Asbestos Material/No Access Area		
MS – Management Survey			RS – Refurbishment Survey			DS – Demolition Survey		
No – Identification Number		FL – Floor Level	G – Ground Floor	1,2 etc – Denotes floor level	A – Attic	Qty – Quantity of material	E – External	R – Roof Void
Mat Type – Material Type		Ext Dam – Extent Of Damage			Surf Treat – Surface Treatment			App A: Page 2 of 3
Asb Type – Asbestos Type		Total – Total Material Risk Assessment Score			Acc/Vuln – Accessibility/Vulnerability Score			
AIB – Asbestos Insulation Board		AC. – Asbestos Cement						



Appendix B: Survey Data Sheets



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 1



Sample Ref	Fl	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
AN008115	Ground Floor	G.01 - Entrance Hall	Ceiling - Textured coating - Textured Coating	5m²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 2



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
Presumed	Ground Floor	G.02 - Electrical Cupboard	Within electrical distribution box - Textiles - Asbestos Textiles/Paper	1no.	Crocidolite (or unknown)	7	N

Recommended Action:

Investigate Further

Advised Timescale for Action/Inspection:

6 Months - ACMs will normally only require regular 6 monthly recorded inspections. Each inspection should be duly notarised in the Asbestos Register.

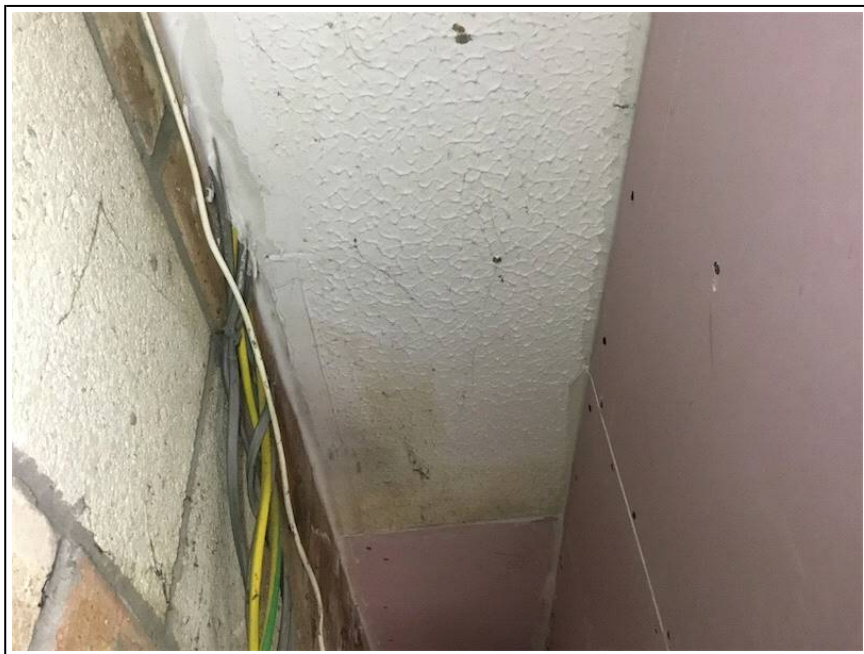
Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/Vulnerability	Combined Total for Advised Timescale
2	0	2	3	7	0	7

Recommendations:

The surveyor presumes this material to contain asbestos. This material may remain in situ and be managed accordingly however further investigation must take place before any work is carried out in this area. Meantime no drilling, cutting or any abrasive actions should take place on this material.



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 3



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008115)	Ground Floor	G.02 - Electrical Cupboard	Ceiling - Textured coating - Textured Coating	0.5m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 4



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008115)	Ground Floor	G.03 - Inner Hall	Ceiling - Textured coating - Textured Coating	8m²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 5



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
AN008116	Ground Floor	G.03 - Inner Hall	Floor - Vinyl tiles & bitumen adhesive - Well Bound Material	8m²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 6



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008115)	Ground Floor	G.04 - Staiwell	Ceiling/ back of stairs - Textured coating - Textured Coating	7m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 7



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008116)	Ground Floor	G.04 - Staiwell	Floor - Vinyl tiles & bitumen ashesive - Well Bound Material	9m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 8



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008115)	1st Floor	1.01 - Landing	Back of stairs - Textured coating - Textured Coating	111m	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 9



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008116)	1st Floor	1.01 - Landing	Floor - Vinyl tiles & bitumen adhesive - Well Bound Material	4m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 10



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008116)	1st Floor	1.01 - Landing	Stairs - Vinyl tiles & bitumen adhesive - Well Bound Material	7m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

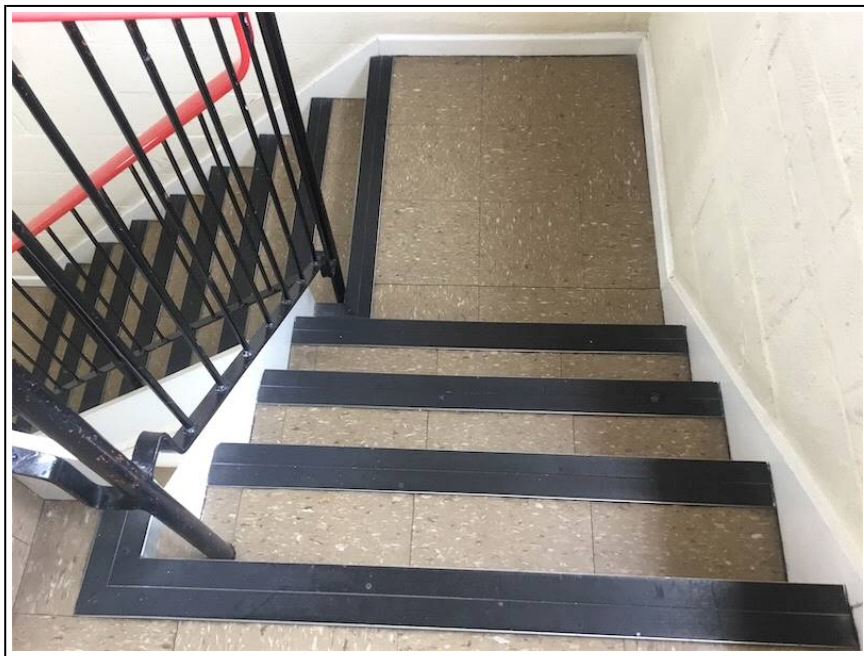
Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 11



Sample Ref	Fl	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
AN008117	1st Floor	1.01 - Landing	Stairs - Nosing - Well Bound Material	14no.	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 12



Sample Ref	Fl	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008115)	1st Floor	1.02 - Hall	Ceiling - Textured coating - Textured Coating	8m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 13



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008116)	1st Floor	1.02 - Hall	Floor - Vinyl tiles & bitumen adhesive - Well Bound Material	8m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 14



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008115)	2nd Floor	2.01 - Landing	Ceiling - Textured coating - Textured Coating	12m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

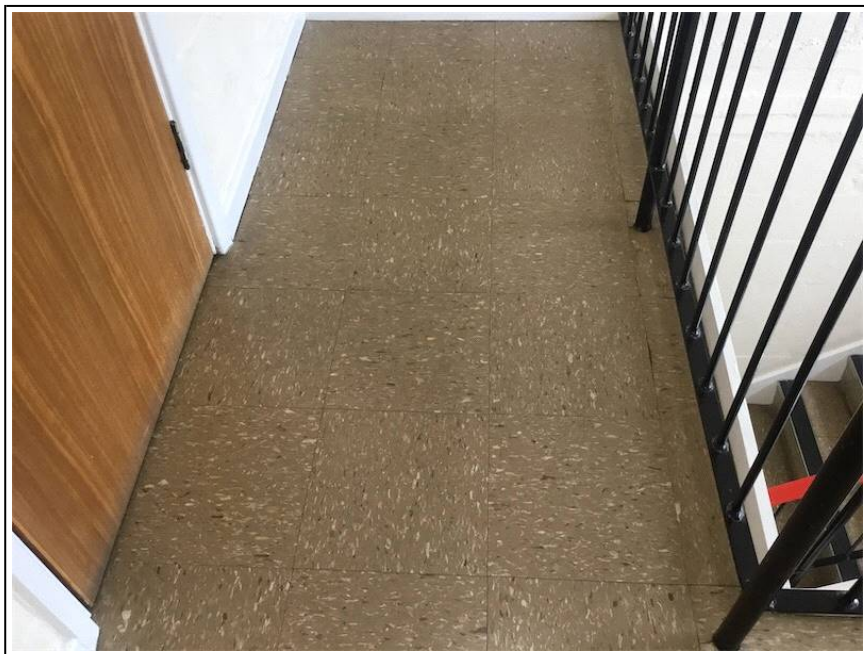
Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 15



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008116)	2nd Floor	2.01 - Landing	Floor - Vinyl tiles & bitumen adhesive - Well Bound Material	4m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 16



Sample Ref	Fl	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008116)	2nd Floor	2.01 - Landing	Stairs - Vinyl tiles & bitumen adhesive - Well Bound Material	7m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

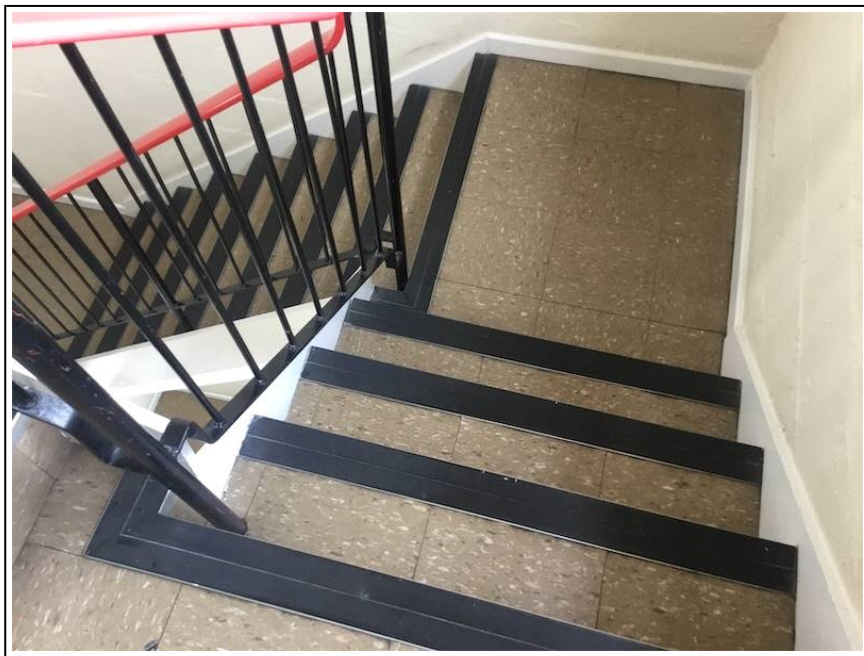
N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample

Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 17



Sample Ref	Fl	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008117)	2nd Floor	2.01 - Landing	Stairs - Nosing - Well Bound Material	14no.	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 18



Sample Ref	Fl	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008115)	2nd Floor	2.02 - Hall	Ceiling - Textured coating - Textured Coating	8m²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample



Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 19



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
REFER (AN008116)	2nd Floor	2.02 - Hall	Floor - Vinyl tiles & bitumen adhesive - Well Bound Material	8m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample

Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 20



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
AN008118	Roof Void	Attic	Inner roof - Underfelt - Well Bound Material	16m ²	NADIS		N/A

Recommended Action:

Advised Timescale for Action/Inspection:

N/A

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/ Vulnerability	Combined Total for Advised Timescale
0	0	0	0		0	

Recommendations:

No asbestos detected in sample

Survey Data Sheet: Conclusions & Recommendations
 Site Location: 23- 34 Amber Court 3 (Communal Areas), Swindon, SN1 2HB
 Building Designation: Building 01
 Unique item Number: 21



Sample Ref	FI	Location	Description	Qty	Analysis Result	Total M.A.S	Licensed Material Y/N
Presumed	External	External	Roof - Undercloak - Asbestos Cement	60lm	Crocidolite (or unknown)	5	N

Recommended Action:

Investigate Further

Advised Timescale for Action/Inspection:

12 Months - ACMs will normally only require regular 12 monthly recorded inspections. Each inspection should be duly notarised in the Asbestos Register.

Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Total M.A.S	Accessibility/Vulnerability	Combined Total for Advised Timescale
1	0	1	3	5	0	5

Recommendations:

The surveyor presumes this material to contain asbestos. This material may remain in situ and be managed accordingly however further investigation must take place before any work is carried out in this area. Meantime no drilling, cutting or any abrasive actions should take place on this material.



Appendix C: Bulk Analysis Certificate



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENCY

Client:	SWINDON ASBESTOS SURVEYING LTD
Address:	UNIT 25 BLACKWORTH INDUSTRIAL ESTATE HIGHWORTH SWINDON SN6 7NA
Attention:	TECHNICAL MANAGER
Site Address:	23-34 AMBER COURT 3 COMMUNAL AREAS SWINDON, SN1 2HB
Date sample taken:	24/08/22
Date sample received:	30/08/22
Date of Analysis:	30/08/22

Analysis Report No.	SCO/22/3892
Report Date.	30/08/22
Site Ref No.	J11787
Page No:	1 Of 1
No. of Samples:	4
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. Results relate only to the items tested.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	AN8115	G.01 ENTRANCE HALL – TEXTURED COATING	NADIS
2	AN8116	G.03 – INNER HALL – VINYL TILES AND BITUMEN ADHESIVE	NADIS
3	AN8117	1.01 LANDING - NOSING	NADIS
4	AN8118	ATTIC - UNDERFELT	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	S.BOLTON – Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

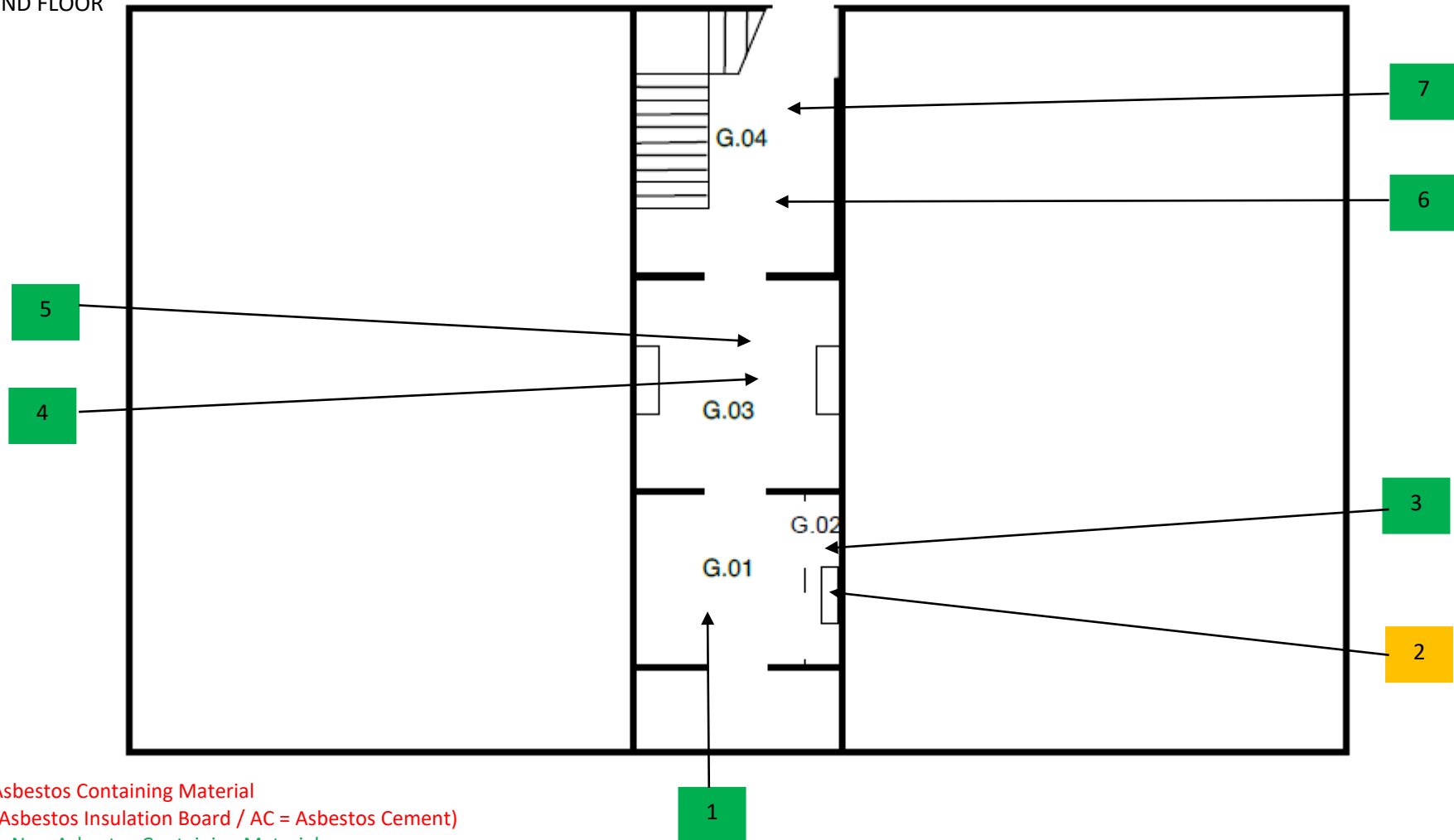


Appendix D: Floor Plan

FLOOR PLAN

ADDRESS: 23- 34 AMBER COURT 3 (COMMUNAL AREAS), SWINDON, SN1 2HB

GROUND FLOOR



Red= Asbestos Containing Material

(AIB = Asbestos Insulation Board / AC = Asbestos Cement)

Green= Non-Asbestos Containing Material

Orange = Presumed Asbestos Containing Material/No Access Area

☐ = Report inspection number

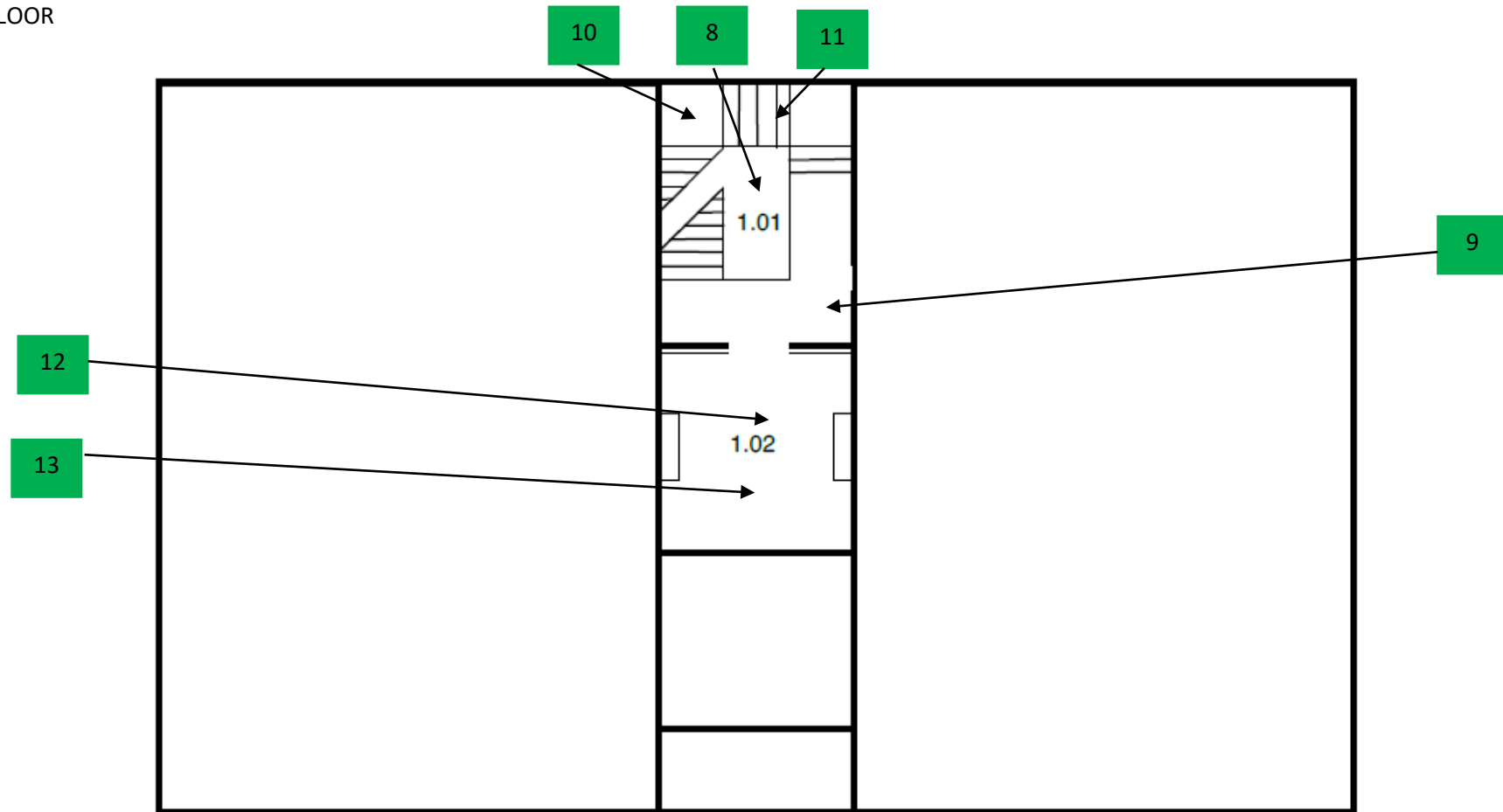
Illustration Only- Not to scale

F74 Issue 4 28.07.2020

FLOOR PLAN

ADDRESS: 23- 34 AMBER COURT 3 (COMMUNAL AREAS), SWINDON, SN1 2HB

FIRST FLOOR



Red= Asbestos Containing Material

(AIB = Asbestos Insulation Board / AC = Asbestos Cement)

Green= Non-Asbestos Containing Material

Orange = Presumed Asbestos Containing Material/No Access Area

F74 Issue 4 28.07.2020


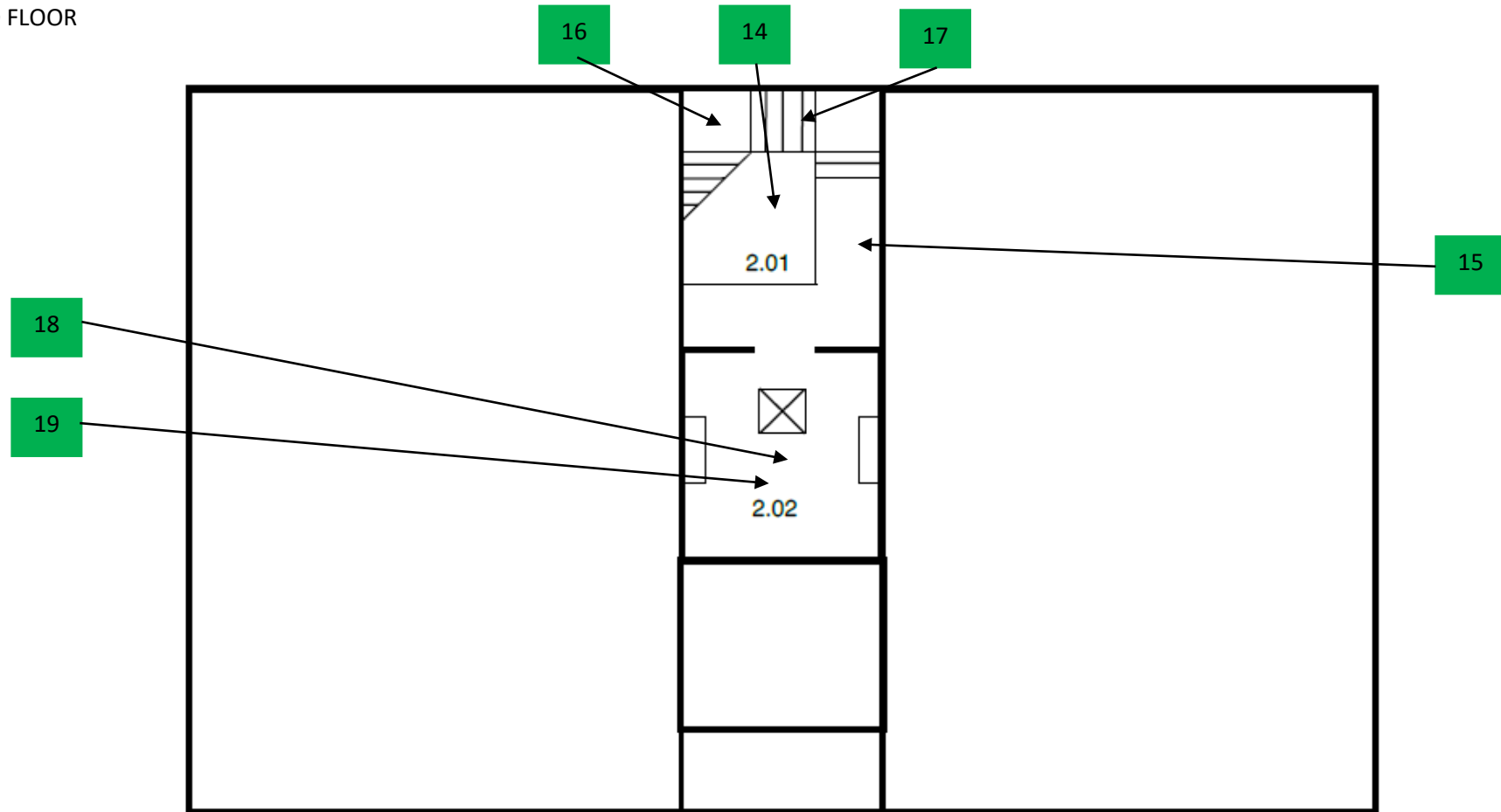
 = Report inspection number

Illustration Only- Not to scale

FLOOR PLAN

ADDRESS: 23- 34 AMBER COURT 3 (COMMUNAL AREAS), SWINDON, SN1 2HB

SECOND FLOOR



Red= Asbestos Containing Material

(AIB = Asbestos Insulation Board / AC = Asbestos Cement)

Green= Non-Asbestos Containing Material

Orange = Presumed Asbestos Containing Material/No Access Area

F74 Issue 4 28.07.2020

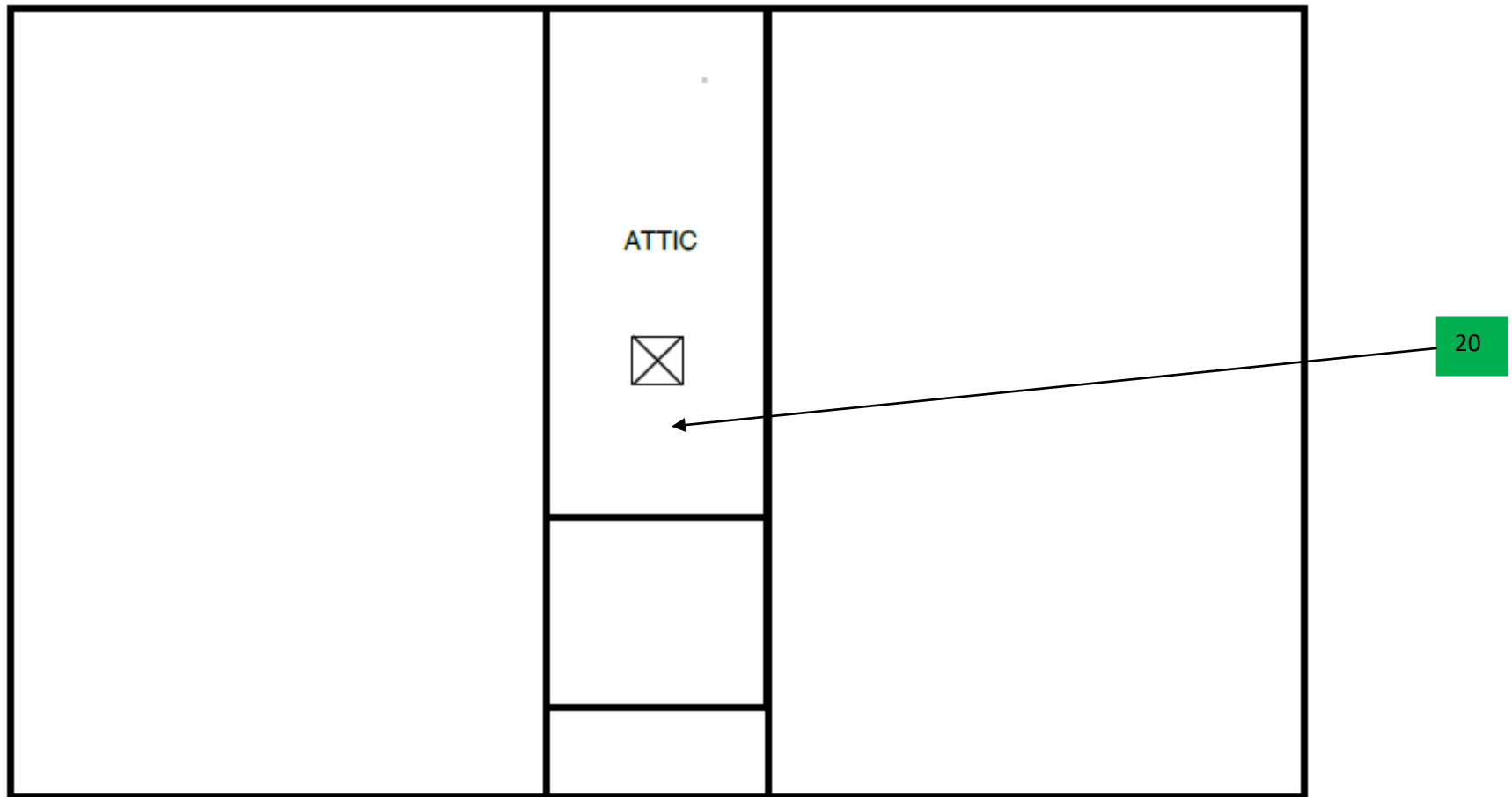
 = Report inspection number

Illustration Only- Not to scale

FLOOR PLAN

ADDRESS: 23- 34 AMBER COURT 3 (COMMUNAL AREAS), SWINDON, SN1 2HB

ATTIC



Red= Asbestos Containing Material

(AIB = Asbestos Insulation Board / AC = Asbestos Cement)

Green= Non-Asbestos Containing Material

Orange = Presumed Asbestos Containing Material/No Access Area

F74 Issue 4 28.07.2020


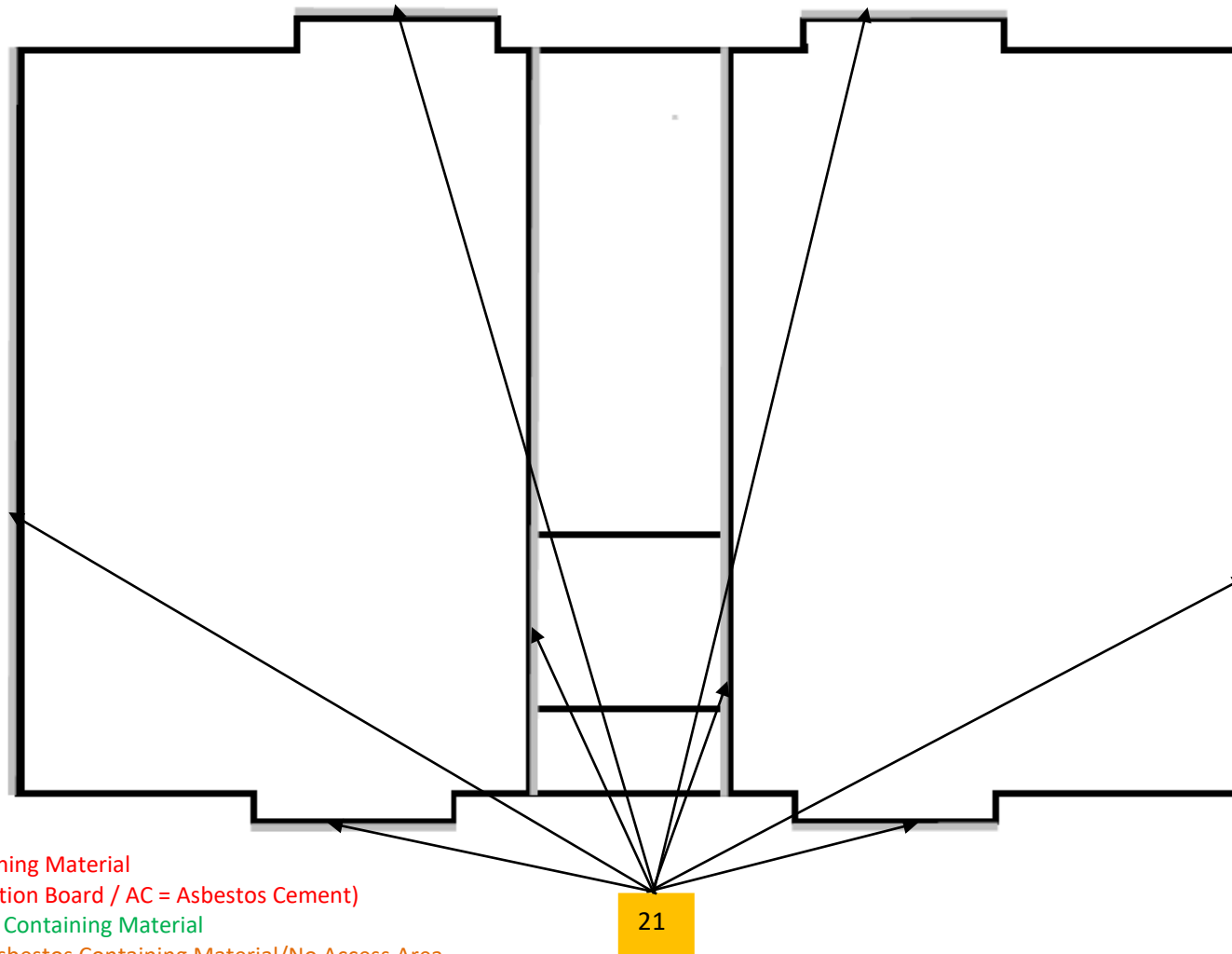
 = Report inspection number

Illustration Only- Not to scale

FLOOR PLAN

ADDRESS: 23- 34 AMBER COURT 3 (COMMUNAL AREAS), SWINDON, SN1 2HB

EXTERNAL



Red= Asbestos Containing Material

(AIB = Asbestos Insulation Board / AC = Asbestos Cement)

Green= Non-Asbestos Containing Material

Orange = Presumed Asbestos Containing Material/No Access Area

☐ = Report inspection number

Illustration Only- Not to scale

F74 Issue 4 28.07.2020