



ASBESTOS CONTRACTING LIMITED

Asbestos Management Survey for Hendy Group Limited

at

Hendy, 18-22 Lottbridge Drove
East Sussex
BN23 6NS



Compiled By: Jake Lyons



Checked By: Dan Gardiner



Project Number: AS10788

Printed: 13/09/2023 By: Asbestos Contracting Limited. Using Multibase software.



Asbestos Contracting Limited

Names and Addresses

Client Name:

Hendy Group Limited

School Lane
Chandlers Ford
Eastleigh
Hampshire
SO53 4DG

Contact: Kam Bamrah

Phone: 01892 731456 Fax:

Instructing Party:

Hendy Group Limited

School Lane
Chandlers Ford
Eastleigh
Hampshire
SO53 4DG

Contact: Kam Bamrah

Phone: 01892 731456 Fax:

Site Full Name:

Hendy, 18-22 Lottbridge Drove

East Sussex
BN23 6NS

Contact: Kam Bamrah

Phone: 01892 731456 Fax:

Report Author:

Asbestos Contracting Limited

2 Wimborne Road
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	Survey Date:	07 September 2023
	Printed On:	13 September 2023
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SECTION ONE

EXECUTIVE SUMMARY

Asbestos Contracting Limited

Executive Summary

General Information:

Asbestos Contracting Limited were instructed by Hendy Group Limited to carry out an Asbestos Management Survey to inspect for the presence of asbestos containing materials as far as reasonably practicable (ACMs) at the following site:

Hendy
18-22 Lottbridge Drove
Eastbourne
East Sussex
BN23 6NS
(See below for full list of areas inspected)

The survey was carried out on 07/09/2023 by Jake Lyons

Area	Comments	Accessed
01. Store	No asbestos found.	Yes
02. WC	No asbestos found.	Yes
03. WC	No asbestos found.	Yes
04. Office	No asbestos found.	Yes
05. Office	No asbestos found.	Yes
06. Office	No asbestos found.	Yes
07. Showroom	No asbestos found.	Yes
08. Lobby	Asbestos presumed present.	Yes
09. Office	No asbestos found.	Yes
10. Office	No asbestos found.	Yes
11. Office	No asbestos found.	Yes
12. Workshop	No asbestos found.	Yes
13. Parts Reception	No asbestos found.	Yes
14. Parts	Asbestos presumed present.	Yes
15. Mezzanine Floor	No asbestos found.	Yes
16. Store	Asbestos presumed present.	Yes
17. WC	No asbestos found.	Yes

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18. Kitchen	No asbestos found.	Yes
19. Stairwell	No asbestos found.	Yes
20. Kitchen	No asbestos found.	Yes
21. Staff Room	No asbestos found.	Yes
22. Office	No asbestos found.	Yes
23. Conference Room	No asbestos found.	Yes
24. Server Room	Area locked & no key available at time of inspection. Presumed similar in layout & construction material as neighbouring/adjoining rooms.	No
25. Store	No asbestos found.	Yes
26. Store	No asbestos found.	Yes
27. WC	No asbestos found.	Yes
28. WC	No asbestos found.	Yes
29. Circulation	No asbestos found.	Yes
30. Tyre Store	Asbestos presumed present.	Yes
31. Valet	No asbestos found.	Yes
32. Garage	Asbestos presumed present.	Yes
33. Mazda Showroom	Asbestos presumed present.	Yes
34. Kitchen	No asbestos found.	Yes
35. WC	No asbestos found.	Yes
36. Office	No asbestos found.	Yes
37. Store	Asbestos present.	Yes
38. Store	Asbestos presumed present.	No
39. External	Asbestos present.	Yes

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SECTION TWO

SURVEY OBJECTIVES

Asbestos Contracting Limited

Survey Objectives

- 1 Produce a report, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- 2 To carry out a survey to ascertain the presence of asbestos based materials.
- 3 To include a priority assessment for each individual Sample, this is based on an estimate by ACL and should be adapted by the client if some presumptions are not correct.

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SECTION THREE

SURVEY TECHNIQUES

Asbestos Contracting Limited

Survey Techniques

- 1 The objective of the survey was to locate and assess asbestos containing materials in accordance with the HSE document, Asbestos: The Survey Guide, Surveying, Sampling and Assessment of Asbestos Containing Materials document and the Control of Asbestos Regulations 2012.

During the course of the survey every effort has been made to locate and identify any asbestos materials. In certain circumstances asbestos may be under or hidden from view by other materials and it is possible that asbestos based materials may have been overlooked due to inaccessibility.

This was an asbestos management survey for asbestos in accessible areas, as per specification and subject to definitions in which:

"accessible" is defined as reasonably and safely reachable on foot, or reachable from a stepladder, or by removing a cover or grating which is screwed in place, and without damaging fittings or decorations. Electrical (e.g. switch boxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installations (e.g. chemical containers) were specifically excluded. Drains and voids (e.g. under carpets or above fixed tiles) were not accessed. Fixed floor, wall and ceiling boardings were not penetrated.

"invasive" is defined as opening accessible points as described above, and boring a representative selection of panels, voids and insulation materials, where safe to do so, to ascertain the materials of construction, and if possible, what lies behind. Such sampling was undertaken carefully, to minimise damage to fittings and decorations, and where possible, was undertaken in areas out of normal view. It must be accepted that some damage may have occurred and access holes were made good but were not re-decorated.

In the executive summary of the report, our surveyors have recorded non-accessible areas found during the survey, and we advise that further "destructive" surveying is thought to be advisable should planned works be likely to affect these areas.

Any stated Client's Specification will also be adhered to in addition to the above.

Samples were obtained employing the use of fibre suppressant techniques in order to minimise reparable fibre release during sampling. Initially, each different type of suspect element was sampled and analysed for the presence of asbestos. Similar elements were then assessed on a visual basis throughout the building and referenced to a particular sample number.

A material risk assessment was made for each sample taken.

The recommendations within this report were assessed after considering the type of material, condition of material, it's location, analysis result and type of use the area is thought to be subjected to. It is possible amendments could be made based on local knowledge or change in legislation. The material risk assessment will also be affected if the usage of the area is changed or the conditions within that area change.

We recommend that upon receipt of this completed survey the building owner arranges for all asbestos containing materials to be labelled to prevent accidental disturbance or damage by others.

All areas identified to be of high risk should be treated or removed immediately by a licensed asbestos removal contractor.

This report can be used as the asbestos register and can be amended and updated as necessary.

The asbestos register should be maintained by the building manager and issued to any person associated with

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Asbestos Contracting Limited

Survey Techniques

the premises including staff, sub-contractors and any other person wishing to visit site and enter a zone which contains asbestos.

ACL would recommend that re-inspections should be carried out on an ongoing basis to determine any possible damage or deterioration that may affect the risk category of every ACM identified during the survey, until such time as they are removed.

ACL would also stress that this report should be used as part of an integrated management plan to safely manage asbestos within buildings.

It is generally recommended that all high risk items are reduced to a lower risk by encapsulation, or removed in their entirety. Lower risk items should then be labelled and inspected at the stated intervals.

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SECTION FOUR

SURVEY CAVEAT

Asbestos Contracting Limited

Survey Caveat

- 1 This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of Asbestos Containing Materials (ACM's) within the areas of the building that were accessible.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities.

Asbestos containing materials have not been disturbed or removed during the course of the survey therefore there is the possibility for additional ACM's to be present behind those identified which may only be discovered during subsequent asbestos removal work.

For reasons set out in this report, the results cannot give an assurance that all ACM's have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

It is possible that previous damage or disturbance may have contaminated specific areas where asbestos has been identified. It may not be possible to visually identify the presence or extent of possible contamination within the scope of this survey. If additional sampling techniques, such as airborne fibre testing are required, a separate instruction would be necessary to cover this work.

The following areas were not accessed:

- * live electrical boxes which may contain asbestos fuse guards
- * behind fixed boxing, ducting or cladding
- * soil pipes
- * behind decorative panelling
- * within fire doors which may contain asbestos sandwich panels
- * Items behind, beneath or above suspected asbestos containing materials
- * gaskets to boilers & associated plant which may not have been visible during the survey
- * items not associated with the fabric of the building such as ovens, incinerators, ironing boards etc.

The report acts as a stand-alone document outlining the status of asbestos occurrences noted during the course of the survey only.

The bulk sample analysis carried out for this report, which is integral to compiling and completing this survey report is carried out in a laboratory fully accredited by the United Kingdom Accreditation Service (UKAS). However, the non-standard priority material risk assessment scoring algorithm used by ACL, which is based on the criteria set out within the Health & Safety Executive document, Asbestos: The Survey Guide, sampling and assessment of asbestos-containing materials, is outside the scope of UKAS accreditation.

ACL would recommend that reference is made to the non-accessible areas listed in the executive summary of this report, prior to commencing any refurbishment or demolition work. Always proceed with due care and attention, stop work and check if any suspect materials are found.

Care should also be taken should it become obvious that the building material is inconsistent and there is a possibility that during previous refurbishment non-asbestos type materials were integrated with existing

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Asbestos Contracting Limited

Survey Caveat

materials and could therefore be overlooked. We have not included to sample each and every panel, tile or section of insulation as this would be clearly impractical in terms of cost and time.

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SECTION FIVE

SURVEY NOTES

Asbestos Contracting Limited

Survey Notes

- 1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc., where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- 2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 3 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.
- 4 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

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SECTION SIX

ASBESTOS REGISTER

Asbestos Register

Site Name: Hendy, 18-22 Lottbridge Drove

Project Number: AS10788

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
37, First floor, Store	Asbestos Insulating Board	Insulating Board	>10 to <=50 (m ² or pipe run)	Medium Accessibility	Low damage	AIB painted or encapsulated	Chrysotile/Amosite	Identified	Sample 5	6	2	8
39, External, External	Asbestos cement	Cement Roof Sheets	>50 m ² or >50 m pipe run	Medium Accessibility	Good condition	Asbestos cement sheets etc	Chrysotile	Identified	Sample 6	3	5	8
16, Ground floor, Store	Gaskets	Gasket	Small items strings gaskets	Difficult Accessibility	Not Applicable	Gaskets	Chrysotile	Presumed	Visual ID	4	4	8
39, External, External	Asbestos cement	Cement flue pipe	<=10 m ² or <=10 m pipe run	Difficult Accessibility	No visible damage	Cement Moulded Products	Chrysotile	Strongly Presumed	Visual ID	3	3	6
33, Ground floor, Mazda Showroom	Ropes and woven textiles	Fuse & Switchgear	<=10 m ² or <=10 m pipe run	Difficult Accessibility	Not Applicable	Sealed Ropes/Woven Textiles	Chrysotile	Presumed	Visual ID	4	4	8
32, Ground floor, Garage	Ropes and woven textiles	Fuse & Switchgear	<=10 m ² or <=10 m pipe run	Difficult Accessibility	Not Applicable	Sealed Ropes/Woven Textiles	Chrysotile	Presumed	Visual ID	4	3	7
30, Ground floor, Tyre Store	Ropes and woven textiles	Fuse & Switchgear	<=10 m ² or <=10 m pipe run	Difficult Accessibility	Not Applicable	Sealed Ropes/Woven Textiles	Chrysotile	Presumed	Visual ID	4	3	7
14, Ground floor, Parts Department	Ropes and woven textiles	Fuse & Switchgear	<=10 m ² or <=10 m pipe run	Difficult Accessibility	Not Applicable	Sealed Ropes/Woven Textiles	Chrysotile	Presumed	Visual ID	4	3	7
08, Ground floor, Lobby	Ropes and woven textiles	Fuse & Switchgear	<=10 m ² or <=10 m pipe run	Difficult Accessibility	Not Applicable	Sealed Ropes/Woven Textiles	Chrysotile	Presumed	Visual ID	4	3	7
38, First floor, Store	Asbestos Insulating Board	Insulating Board	>10 to <=50 (m ² or pipe run)	Medium Accessibility	Low damage	AIB painted or encapsulated	Chrysotile/Amosite	Identified	Visual ID To Sample 5	6	2	8

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



SECTION SEVEN

MATERIAL ASSESSMENT (PHOTO)

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79336	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Asbestos Found	Damage:	Not Applicable
Area:	03	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	WC	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	03		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action:

No Action Required



Material
Comments:

Void above low level suspended ceiling accessed in multiple areas. No ACM's present where inspected.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79337	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	05	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Office	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	05		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Non asbestos wall panels present in various areas throughout site.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79339	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Limited Access	Damage:	Not Applicable
Area:	07	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Showroom	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	07		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Limited access above high level suspended ceiling. No ACM's present where inspected.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79341	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	07	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Showroom	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	07		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action:

Proceed With Caution



Material
Comments:

No access below tiled floor where present due to damage limitations.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79343	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Ropes and woven textiles
Product:	Fuse & Switchgear	Damage:	Not Applicable
Area:	08	Treatment:	Sealed Ropes/Woven Textiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Lobby	Identification:	Presumed
Surveyor Name:	Jake Lyons	Quantity:	Small
Drawing Ref:	08		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	3

Action: Annually Re-Inspect



Material
Comments:

No access gained within electrical fuses due to live status. Presumed asbestos containing flash guards/rope lining within.
Anything outside of the fuse board needs the local electricity board's permission to isolate & remove.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79345	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	09	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Office	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	09		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Timber panel to electric cupboard door.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79347	Survey Type:	MS
Location Ref:	Viusal ID	Product Type:	Not Applicable
Product:	No Asbestos Found	Damage:	Not Applicable
Area:	09	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Office	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	09		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Riser panel accessed. No ACM's present where inspected.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79350	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	12	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Workshop	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	12		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: High level timber boxing. No access above due to damage limitations.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79351	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	12	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Workshop	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	12		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Non asbestos cladding to pillars throughout workshop.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79355	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Ropes and woven textiles
Product:	Fuse & Switchgear	Damage:	Not Applicable
Area:	14	Treatment:	Sealed Ropes/Woven Textiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Parts Department	Identification:	Presumed
Surveyor Name:	Jake Lyons	Quantity:	x3
Drawing Ref:	14		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	3

Action: Annually Re-Inspect



Material Comments: No access gained within electrical fuses to external wall due to live status. Presumed asbestos containing flash guards/rope lining within.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79358	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Gaskets
Product:	Gasket	Damage:	Not Applicable
Area:	16	Treatment:	Gaskets
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Store	Identification:	Presumed
Surveyor Name:	Jake Lyons	Quantity:	Small
Drawing Ref:	16		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score: 4

Material Risk Band: Very Low Risk

Priority Risk Score: 4

Action: Annually Re-Inspect



Material Comments: No access gained to flange gaskets for sampling. Presumed asbestos containing until proved otherwise.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79361	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	17	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	WC	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	17		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access to timber boxing at rear of toilets due to damage limitations.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79364	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	18	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Kitchen	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	18		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Plasterboard panels above book shelves and doors.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79366	Survey Type:	MS
Location Ref:	Sample 1	Product Type:	NADIS
Product:	Sink Pad	Damage:	NADIS
Area:	18	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Kitchen	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	18		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action:

No Action Required



Material
Comments:

Sink pad to underside of sink unit.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79368	Survey Type:	MS
Location Ref:	Visual ID To Sample 1	Product Type:	NADIS
Product:	Sink & Drainer Pads	Damage:	NADIS
Area:	20	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	Kitchen	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	20		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Sink pad to underside of sink unit.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79369	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	21	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	Throughout	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	21		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action:

No Action Required



Material
Comments:

Flooring accessed throughout first floor. No ACM's present where inspected.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

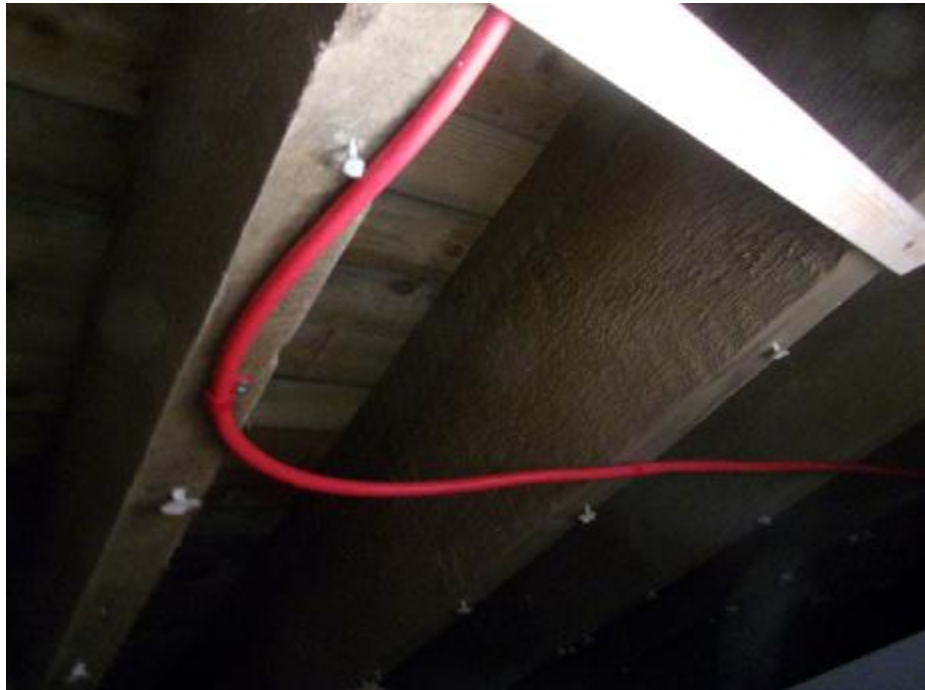
Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79370	Survey Type:	MS
Location Ref:	Sample 2	Product Type:	NADIS
Product:	Residue	Damage:	NADIS
Area:	23	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	Conference Room	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	Throughout
Drawing Ref:	23		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Residue around nail heads from old ceiling removal, above suspended ceiling.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79372	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	24	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	Server room	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	24		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: Area not accessed at time of survey as locked and no key provided. Assumed similar in construction type to adjoining rooms.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79374	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Limited Access	Damage:	Not Applicable
Area:	26	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	Store	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	26		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: Proceed With Caution



Material Comments: Limited access due to store items. No ACM's present where inspected.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79379	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Asbestos Found	Damage:	Not Applicable
Area:	28	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	WC	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	28		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Riser panel accessed. No ACM's present where accessible.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79378	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	28	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	WC	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	28		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access to timber boxing at rear of toilets throughout first floor area.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79382	Survey Type:	MS
Location Ref:	Sample 3	Product Type:	NADIS
Product:	Ceiling	Damage:	NADIS
Area:	30	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Tyre Store	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	56m ²
Drawing Ref:	30		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Cladding to ceiling of tyre store.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79386	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Ropes and woven textiles
Product:	Fuse & Switchgear	Damage:	Not Applicable
Area:	30	Treatment:	Sealed Ropes/Woven Textiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Tyre Store	Identification:	Presumed
Surveyor Name:	Jake Lyons	Quantity:	x2
Drawing Ref:	30		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	3

Action: Annually Re-Inspect



Material Comments: No access gained within electrical fuses due to live status. Presumed asbestos containing flash guards/rope lining within.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79391	Survey Type:	MS
Location Ref:	Sample 4	Product Type:	NADIS
Product:	Bitumen	Damage:	NADIS
Area:	31	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Valet Area	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	31		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Bitumen packing to door.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79392	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Ropes and woven textiles
Product:	Fuse & Switchgear	Damage:	Not Applicable
Area:	32	Treatment:	Sealed Ropes/Woven Textiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Garage	Identification:	Presumed
Surveyor Name:	Jake Lyons	Quantity:	x1
Drawing Ref:	32		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	3

Action: Annually Re-Inspect



Material Comments: No access gained within electrical fuses due to live status. Presumed asbestos containing flash guards/rope lining within.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79394	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	32	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Garage	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	32		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access to high level hatch due to height restrictions. Should any maintenance/remedial works be planned inspection recommended once access is available.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79396	Survey Type:	MS
Location Ref:	Visual ID To Sample 4	Product Type:	NADIS
Product:	Bitumen	Damage:	NADIS
Area:	32	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Garage	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	32		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Bitumen packing to steels.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79404	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Ropes and woven textiles
Product:	Fuse & Switchgear	Damage:	Not Applicable
Area:	33	Treatment:	Sealed Ropes/Woven Textiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Mazda Showroom	Identification:	Presumed
Surveyor Name:	Jake Lyons	Quantity:	x1
Drawing Ref:	33		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score: 4
Material Risk Band: Very Low Risk
Priority Risk Score: 4

Action: Annually Re-Inspect



Material Comments: No access gained within electrical fuse by front wall due to live status. Presumed asbestos containing flash guards/rope lining within.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79398	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Limited Access	Damage:	Not Applicable
Area:	33	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Mazda Showroom	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	33		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: Limited access above suspended ceiling due to amount of MMMF insulation present. No ACM's present where inspected.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79400	Survey Type:	MS
Location Ref:	Visual ID To Sample 1	Product Type:	NADIS
Product:	Sink & Drainer Pads	Damage:	NADIS
Area:	34	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Kitchen	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	Small
Drawing Ref:	34		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Sink pad to underside of sink unit.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79406	Survey Type:	MS
Location Ref:	Sample 5	Product Type:	Asbestos Insulating Board
Product:	Insulating Board	Damage:	Low damage
Area:	37	Treatment:	AIB painted or encapsulated
Floor:	First floor	Asbestos Type:	Chrysotile/Amosite
Room:	Store	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	35m ²
Drawing Ref:	37		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score: 6

Material Risk Band: Low Risk

Priority Risk Score: 2

Action:

Annually Re-Inspect



Material
Comments:

Insulation board cladding to beams including beading to beams also.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79407	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	37	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	Store Room	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	37		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: Non asbestos cladding to ceiling. No access was made above this due to damage limitations. Insulation board may be above due to its presence on the beams. Should any maintenance/remedial works be planned inspection recommended once access is available.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79408	Survey Type:	MS
Location Ref:	Visual ID To Sample 5	Product Type:	Asbestos Insulating Board
Product:	Insulating Board	Damage:	Low damage
Area:	38	Treatment:	AIB painted or encapsulated
Floor:	First floor	Asbestos Type:	Chrysotile/Amosite
Room:	Store	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	N/A
Drawing Ref:	38		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score:	6
Material Risk Band:	Low Risk
Priority Risk Score:	2

Action: Annually Re-Inspect



Material
Comments:

No access to store room due to being locked and no key provided at time of the survey. Presumed to have insulation board cladding to the beams also. Extent is unknown.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79423	Survey Type:	MS
Location Ref:	Sample 8	Product Type:	NADIS
Product:	Damp proof course	Damage:	NADIS
Area:	39	Treatment:	NADIS
Floor:	External	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	Throughout
Drawing Ref:	39		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material
Comments:

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79411	Survey Type:	MS
Location Ref:	Sample 6	Product Type:	Asbestos cement
Product:	Cement Roof Sheets	Damage:	Good condition
Area:	39	Treatment:	Asbestos cement sheets etc
Floor:	External	Asbestos Type:	Chrysotile
Room:	External	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	330m ²
Drawing Ref:	39		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score:	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	5

Action:

Annually Re-Inspect



Material
Comments:

Cement roof sheets to mazda showroom.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79414	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Asbestos cement
Product:	Cement flue pipe	Damage:	No visible damage
Area:	39	Treatment:	Cement Moulded Products
Floor:	External	Asbestos Type:	Chrysotile
Room:	External	Identification:	Strongly Presumed
Surveyor Name:	Jake Lyons	Quantity:	2 Linear Metres
Drawing Ref:	39		
Asbestos ?	Yes		
Date:	07 September 2023		
Next Inspection:	07 September 2024		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: 3

Action:

Annually Re-Inspect



Material
Comments:

Cement flue pipe to Mazda showroom. Unable to sample due to access restrictions.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79417	Survey Type:	MS
Location Ref:	Sample 7	Product Type:	NADIS
Product:	Mastic	Damage:	NADIS
Area:	39	Treatment:	NADIS
Floor:	External	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	Jake Lyons	Quantity:	8 Linear Metres
Drawing Ref:	39		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action:

No Action Required



Material
Comments:

Mastic to windows at rear of Mazda showroom.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name: Hendy Group Limited

Project Number: AS10788

Location ID:	79419	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	39	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	39		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material
Comments:

No access behind metal cladding due to damage limitations. Should any maintenance/remedial works be planned inspection recommended once access is available.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79420	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	39	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	39		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

uPVC rainwater goods present throughout site.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79421	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	39	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	
Surveyor Name:	Jake Lyons	Quantity:	
Drawing Ref:	39		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action:

Proceed With Caution



Material
Comments:

No access to high level roof due to access restrictions. Strongly presumed to be a galvanised metal roof based of evidence seen online and while on site.

SECTION EIGHT

MATERIAL ASSESSMENT: SUMMARY BY ASBESTOS TYPE

Material Assessment: Summary by Asbestos Type

Site Name: Hendy, 18-22 Lottbridge Drove

Asbestos Type: Chrysotile/Amosite

Project Number: AS10788

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
07/09/23	Sample 5	79406	37	37	First floor	Store	Insulating Board	6	Low Risk	2	Insulation board cladding to beams including beading to beams also.	Annually Re-Inspect	MS
07/09/23	Visual ID To Sample 5	79408	38	38	First floor	Store	Insulating Board	6	Low Risk	2	No access to store room due to being locked and no key provided at time of the survey. Presumed to have insulation board cladding to the beams also. Extent is unknown.	Annually Re-Inspect	MS

Material Assessment: Summary by Asbestos Type

Site Name: Hendy, 18-22 Lottbridge Drove

Asbestos Type: Chrysotile

Project Number: AS10788

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
07/09/23	Visual ID	79343	08	08	Ground floor	Lobby	Fuse & Switchgear	4	Very Low Risk	3	No access gained within electrical fuses due to live status. Presumed asbestos containing flash guards/rope lining within. Anything outside of the fuse board needs the local electricity board's permission to isolate & remove.	Annually Re-Inspect	MS
07/09/23	Visual ID	79355	14	14	Ground floor	Parts Department	Fuse & Switchgear	4	Very Low Risk	3	No access gained within electrical fuses to external wall due to live status. Presumed asbestos containing flash guards/rope lining within.	Annually Re-Inspect	MS
07/09/23	Visual ID	79358	16	16	Ground floor	Store	Gasket	4	Very Low Risk	4	No access gained to flange gaskets for sampling. Presumed asbestos containing until proved otherwise.	Annually Re-Inspect	MS
07/09/23	Visual ID	79386	30	30	Ground floor	Tyre Store	Fuse & Switchgear	4	Very Low Risk	3	No access gained within electrical fuses due to live status. Presumed asbestos containing flash guards/rope lining within.	Annually Re-Inspect	MS
07/09/23	Visual ID	79392	32	32	Ground floor	Garage	Fuse & Switchgear	4	Very Low Risk	3	No access gained within electrical fuses due to live status. Presumed asbestos containing flash guards/rope lining within.	Annually Re-Inspect	MS
07/09/23	Visual ID	79404	33	33	Ground floor	Mazda Showroom	Fuse & Switchgear	4	Very Low Risk	4	No access gained within electrical fuse by front wall due to live status. Presumed asbestos containing flash guards/rope lining within.	Annually Re-Inspect	MS



Material Assessment: Summary by Asbestos Type

Site Name: Hendy, 18-22 Lottbridge Drove

Asbestos Type: Chrysotile

Project Number: AS10788

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
07/09/23	Sample 6	79411	39	39	External	External	Cement Roof Sheets	3	Very Low Risk	5	Cement roof sheets to mazda showroom.	Annually Re-Inspect	MS
07/09/23	Visual ID	79414	39	39	External	External	Cement flue pipe	3	Very Low Risk	3	Cement flue pipe to Mazda showroom. Unable to sample due to access restrictions.	Annually Re-Inspect	MS

Material Assessment: Summary by Asbestos Type

Site Name: Hendy, 18-22 Lottbridge Drive

Asbestos Type: NADIS

Project Number: AS10788

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
07/09/23	Sample 1	79366	18	18	Ground floor	Kitchen	Sink Pad	0	NADIS	N/A	Sink pad to underside of sink unit.	No Action Required	MS
07/09/23	Visual ID To Sample 1	79368	20	20	First floor	Kitchen	Sink & Drainer Pads	0	NADIS	N/A	Sink pad to underside of sink unit.	No Action Required	MS
07/09/23	Sample 2	79370	23	23	First floor	Conference Room	Residue	0	NADIS	N/A	Residue around nail heads from old ceiling removal, above suspended ceiling.	No Action Required	MS
07/09/23	Sample 3	79382	30	30	Ground floor	Tyre Store	Ceiling	0	NADIS	N/A	Cladding to ceiling of tyre store.	No Action Required	MS
07/09/23	Sample 4	79391	31	31	Ground floor	Valet Area	Bitumen	0	NADIS	N/A	Bitumen packing to door.	No Action Required	MS
07/09/23	Visual ID To Sample 4	79396	32	32	Ground floor	Garage	Bitumen	0	NADIS	N/A	Bitumen packing to steels.	No Action Required	MS
07/09/23	Visual ID To Sample 1	79400	34	34	Ground floor	Kitchen	Sink & Drainer Pads	0	NADIS	N/A	Sink pad to underside of sink unit.	No Action Required	MS
07/09/23	Sample 7	79417	39	39	External	External	Mastic	0	NADIS	N/A	Mastic to windows at rear of Mazda showroom.	No Action Required	MS
07/09/23	Sample 8	79423	39	39	External	External	Damp proof course	0	NADIS	N/A		No Action Required	MS

Material Assessment: Summary by Asbestos Type

Site Name: Hendy, 18-22 Lottbridge Drove

Asbestos Type: Not Applicable

Project Number: AS10788

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
07/09/23	Visual ID	79336	03	03	Ground floor	WC	No Asbestos Found	0	Not Applicable	N/A	Void above low level suspended ceiling accessed in multiple areas. No ACM's present where inspected.	No Action Required	MS
07/09/23	Visual ID	79337	05	05	Ground floor	Office	Non Asbestos Materials	0	Not Applicable	N/A	Non asbestos wall panels present in various areas throughout site.	No Action Required	MS
07/09/23	Visual ID	79339	07	07	Ground floor	Showroom	Limited Access	0	Not Applicable	N/A	Limited access above high level suspended ceiling. No ACM's present where inspected.	Proceed With Caution	MS
07/09/23	Visual ID	79341	07	07	Ground floor	Showroom	No Access	0	Not Applicable	N/A	No access below tiled floor where present due to damage limitations.	Proceed With Caution	MS
07/09/23	Visual ID	79345	09	09	Ground floor	Office	Non Asbestos Materials	0	Not Applicable	N/A	Timber panel to electric cupboard door.	No Action Required	MS
07/09/23	Visual ID	79347	09	09	Ground floor	Office	No Asbestos Found	0	Not Applicable	N/A	Riser panel accessed. No ACM's present where inspected.	No Action Required	MS
07/09/23	Visual ID	79350	12	12	Ground floor	Workshop	Non Asbestos Materials	0	Not Applicable	N/A	High level timber boxing. No access above due to damage limitations.	Proceed With Caution	MS
07/09/23	Visual ID	79351	12	12	Ground floor	Workshop	Non Asbestos Materials	0	Not Applicable	N/A	Non asbestos cladding to pillars throughout workshop.	No Action Required	MS
07/09/23	Visual ID	79361	17	17	Ground floor	WC	No Access	0	Not Applicable	N/A	No access to timber boxing at rear of toilets due to damage limitations.	Proceed With Caution	MS
07/09/23	Visual ID	79364	18	18	Ground floor	Kitchen	Non Asbestos Materials	0	Not Applicable	N/A	Plasterboard panels above book shelves and doors.	No Action Required	MS
07/09/23	Visual ID	79369	21	21	First floor	Throughout	No Access	0	Not Applicable	N/A	Flooring accessed throughout first floor. No ACM's present where inspected.	No Action Required	MS



Material Assessment: Summary by Asbestos Type

Site Name: Hendy, 18-22 Lottbridge Drove

Asbestos Type: Not Applicable

Project Number: AS10788

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
07/09/23	Visual ID	79372	24	24	First floor	Server room	No Access	0	Not Applicable	N/A	Area not accessed at time of survey as locked and no key provided. Assumed similar in construction type to adjoining rooms.	Proceed With Caution	MS
07/09/23	Visual ID	79374	26	26	First floor	Store	Limited Access	0	Not Applicable	N/A	Limited access due to store items. No ACM's present where inspected.	Proceed With Caution	MS
07/09/23	Visual ID	79378	28	28	First floor	WC	No Access	0	Not Applicable	N/A	No access to timber boxing at rear of toilets throughout first floor area.	Proceed With Caution	MS
07/09/23	Visual ID	79379	28	28	First floor	WC	No Asbestos Found	0	Not Applicable	N/A	Riser panel accessed. No ACM's present where accessible.	No Action Required	MS
07/09/23	Visual ID	79394	32	32	Ground floor	Garage	No Access	0	Not Applicable	N/A	No access to high level hatch due to height restrictions. Should any maintenance/remedial works be planned inspection recommended once access is available.	Proceed With Caution	MS
07/09/23	Visual ID	79398	33	33	Ground floor	Mazda Showroom	Limited Access	0	Not Applicable	N/A	Limited access above suspended ceiling due to amount of MMMF insulation present. No ACM's present where inspected.	Proceed With Caution	MS

Material Assessment: Summary by Asbestos Type

Site Name: Hendy, 18-22 Lottbridge Drove

Asbestos Type: Not Applicable

Project Number: AS10788

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
07/09/23	Visual ID	79407	37	37	First floor	Store Room	Non Asbestos Materials	0	Not Applicable	N/A	Non asbestos cladding to ceiling. No access was made above this due to damage limitations. Insualtion board may be above due to its presence on the beams. Should any maintenance/remedial works be planned inspection recommended once access is available.	Proceed With Caution	MS
07/09/23	Visual ID	79419	39	39	External	External	No Access	0	Not Applicable	N/A	No access behind metal cladding due to damage limitations. Should any maintenance/remedial works be planned inspection recommended once access is available.	No Action Required	MS
07/09/23	Visual ID	79420	39	39	External	External	Non Asbestos Materials	0	Not Applicable	N/A	uPVC rainwater goods present throughout site.	No Action Required	MS
07/09/23	Visual ID	79421	39	39	External	External	No Access	0	Not Applicable	N/A	No access to high level roof due to access restrictions. Strongly presumed to be a galvanised metal roof based of evidence seen online and while on site.	Proceed With Caution	MS

SECTION NINE

BULK CERTIFICATE

Asbestos Contracting Limited

Bulk Certificate

Project Number:

AS10788



Our Ref: J272976 FI: 8
Your Ref: AS10788
Date: 13/09/2023

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



1227
Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Asbestos Contracting Limited
Unit 1, Shapwick House, Shapwick Road, Hamworthy, Poole, Dorset, BH15 4AP
Site Address: Hendy, 18-22 Lottbridge Drove, Eastbourne, East Sussex, BN23 6NS
Sampled By: Asbestos Contracting Limited
Date sampled/received: 11th September 2023
Date analysed: 13th September 2023
Analyst/s: Alice Webster
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
S1	BS899325	Kitchen - Sink pad	No	
S2	BS899326	Conference room - Residue	No	
S3	BS899327	Tire store - Cladding to ceiling	No	
S4	BS899328	Valet - Bitumen packing	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:

Authorised signatory PRINT NAME: Ella Hiron

DATE AUTHORISED:
13/09/2023

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

Asbestos Contracting Limited

Bulk Certificate

Project Number:

AS10788



Our Ref: J272976 FI: 8
Your Ref: AS10788
Date: 13/09/2023

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



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www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Asbestos Contracting Limited
Unit 1, Shapwick House, Shapwick Road, Hamworthy, Poole, Dorset, BH15 4AP
Site Address: Hendy, 18-22 Lottbridge Drove, Eastbourne, East Sussex, BN23 6NS
Sampled By: Asbestos Contracting Limited
Date sampled/received: 11th September 2023
Date analysed: 13th September 2023
Analyst/s: Alice Webster
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
S5	BS899329	Store - Insulating board	Yes	Chrysotile Amosite
S6	BS899330	External - Cement roof sheets	Yes	Chrysotile
S7	BS899331	External - Mastic	No	
S8	BS899332	External - Damp proof course	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:

Authorised signatory PRINT NAME: Ella Hiron

DATE AUTHORISED:
13/09/2023

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

SECTION TEN

SURVEY DRAWINGS

Asbestos Contracting Limited



Survey Drawings and Documentation

Project Number:

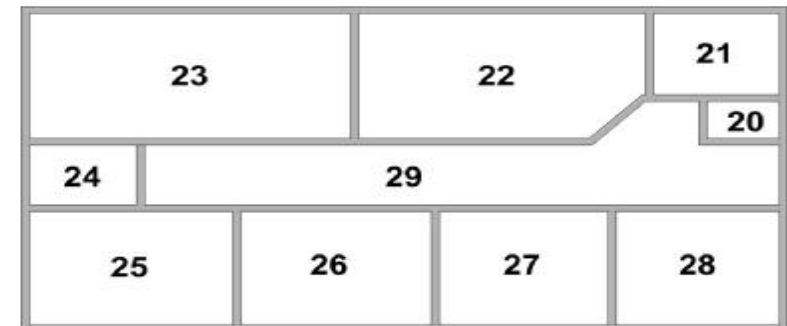
AS10788

	Hendy Renault 18-22 Lottbridge Drove Eastbourne East Sussex BN23 6NS	AS10788	NOTE: It may not be possible to indicate any external Asbestos Containing Materials. Plan may not be to scale
		08th September 2023	
		01 – Denotes areas containing asbestos 01 – Denotes areas containing no asbestos	

Ground Floor



First Floor




Asbestos Contracting Limited

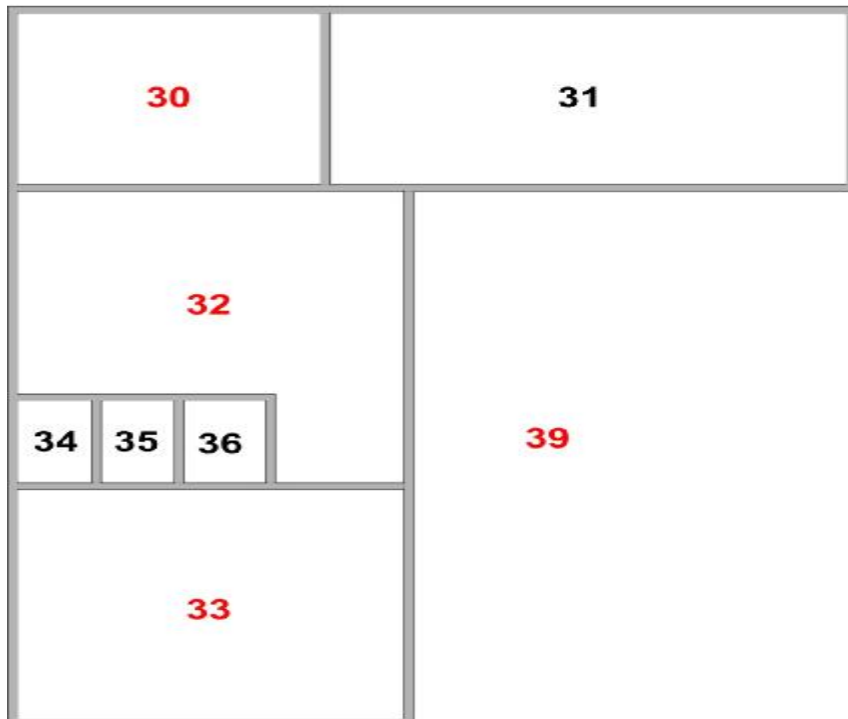


Survey Drawings and Documentation

Project Number: AS10788

	Hendy Mazda 18-22 Lottbridge Drove Eastbourne East Sussex BN23 6NS	AS10788	NOTE: It may not be possible to indicate any external Asbestos Containing Materials. Plan may not be to scale
		08th September 2023	
		01 – Denotes areas containing asbestos 01 – Denotes areas containing no asbestos	

Ground Floor



First Floor



SECTION ELEVEN

PRIORITY ASSESSMENT RECORD

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drove, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79343
Location Ref:	Visual ID
Product:	Fuse & Switchgear
Area:	08
Floor:	Ground floor
Room:	Lobby
Surveyor Name:	Jake Lyons
Drawing Ref:	08
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	<=10 m ² or <=10 m pipe run	1	
Human Exposure Potential:			
Number of occupants:	None	0	average 1
Frequency of use of area:	Daily	3	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		7

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drove, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79355
Location Ref:	Visual ID
Product:	Fuse & Switchgear
Area:	14
Floor:	Ground floor
Room:	Parts Department
Surveyor Name:	Jake Lyons
Drawing Ref:	14
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	<=10 m ² or <=10 m pipe run	1	
Human Exposure Potential:			
Number of occupants:	None	0	average 1
Frequency of use of area:	Daily	3	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		7

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79358
Location Ref:	Visual ID
Product:	Gasket
Area:	16
Floor:	Ground floor
Room:	Store
Surveyor Name:	Jake Lyons
Drawing Ref:	16
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	Small items strings gaskets	0	
Human Exposure Potential:			
Number of occupants:	None	0	average 1
Frequency of use of area:	Weekly	2	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Low disturbance	1	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	1

Total Priority Assessment Score:		4
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		8

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79386
Location Ref:	Visual ID
Product:	Fuse & Switchgear
Area:	30
Floor:	Ground floor
Room:	Tyre Store
Surveyor Name:	Jake Lyons
Drawing Ref:	30
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	<=10 m ² or <=10 m pipe run	1	
Human Exposure Potential:			
Number of occupants:	None	0	average 1
Frequency of use of area:	Daily	3	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		7

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79392
Location Ref:	Visual ID
Product:	Fuse & Switchgear
Area:	32
Floor:	Ground floor
Room:	Garage
Surveyor Name:	Jake Lyons
Drawing Ref:	32
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	average
Extent/Amount:	<=10 m ² or <=10 m pipe run	1	1
Human Exposure Potential:			
Number of occupants:	None	0	
Frequency of use of area:	Daily	3	average
Average time area is in use:	>1 to <3 hours	1	1
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		7

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drove, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79404
Location Ref:	Visual ID
Product:	Fuse & Switchgear
Area:	33
Floor:	Ground floor
Room:	Mazda Showroom
Surveyor Name:	Jake Lyons
Drawing Ref:	33
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	<=10 m ² or <=10 m pipe run	1	
Human Exposure Potential:			
Number of occupants:	None	0	average 2
Frequency of use of area:	Daily	3	
Average time area is in use:	>3 to <6 hours	2	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		4
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		8

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drove, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79406
Location Ref:	Sample 5
Product:	Insulating Board
Area:	37
Floor:	First floor
Room:	Store
Surveyor Name:	Jake Lyons
Drawing Ref:	37
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 2
Accessibility:	Occasionally likely to be disturbed	1	
Extent/Amount:	>10 to <=50 (m ² or pipe run)	2	
Human Exposure Potential:			
Number of occupants:	None	0	average 0
Frequency of use of area:	Monthly	1	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Low Risk	6
Total of Material and Priority Assessment Scores:		8

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79408
Location Ref:	Visual ID To Sample 5
Product:	Insulating Board
Area:	38
Floor:	First floor
Room:	Store
Surveyor Name:	Jake Lyons
Drawing Ref:	38
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 2
Accessibility:	Occasionally likely to be disturbed	1	
Extent/Amount:	>10 to <=50 (m ² or pipe run)	2	
Human Exposure Potential:			
Number of occupants:	None	0	average 0
Frequency of use of area:	Monthly	1	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Low Risk	6
Total of Material and Priority Assessment Scores:		8

Priority Assessment: Page 8 of 10

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Client Name:

Hendy Group Limited

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Project Number:

AS10788

Location ID:	79414
Location Ref:	Visual ID
Product:	Cement flue pipe
Area:	39
Floor:	External
Room:	External
Surveyor Name:	Jake Lyons
Drawing Ref:	39
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	<=10 m ² or <=10 m pipe run	1	
Human Exposure Potential:			
Number of occupants:	None	0	average 1
Frequency of use of area:	Daily	3	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Very Low Risk	3
Total of Material and Priority Assessment Scores:		6

Asbestos Contracting Limited

Priority Assessment Record

Sorted by: Area

Site Address:

Hendy, 18-22 Lottbridge Drive, East Sussex, BN23 6NS

Client Name:

Hendy Group Limited

Project Number:

AS10788

Location ID:	79411
Location Ref:	Sample 6
Product:	Cement Roof Sheets
Area:	39
Floor:	External
Room:	External
Surveyor Name:	Jake Lyons
Drawing Ref:	39
Asbestos ?	Yes
Date:	07 September 2023



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 2
Accessibility:	Occasionally likely to be disturbed	1	
Extent/Amount:	>50 m ² or >50 m pipe run	3	
Human Exposure Potential:			
Number of occupants:	None	0	average 1
Frequency of use of area:	Daily	3	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	<=1 per year	1	1

Total Priority Assessment Score:		5
Material Assessment Score (supplied by surveyor):	Very Low Risk	3
Total of Material and Priority Assessment Scores:		8

SECTION TWELVE

SURVEY RECOMMENDATIONS

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing 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 fibres if disturbed. However, there are other factors to take into account when prioritising action. HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12 for the MATERIAL ASSESSMENT ONLY:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed, it is strongly advised that you take the required action recommended by ACL in the MATERIAL ASSESSMENT section of your report.

Those with a score between 7 and 9 are regarded as medium risk, these ACM's may need actions to be undertaken, see the required action recommended by ACL in the MATERIAL ASSESSMENT section of your report.

Materials with a score between 5 and 6 are low risk and will usually require an annual re-inspection of the ACM, see the required action recommended by ACL in the MATERIAL ASSESSMENT section of your report.

Scores of 4 or less are very low risk & will require an annual re-inspection of the ACM, see the required action recommended by ACL in the MATERIAL ASSESSMENT section of your report.

PRIORITY ASSESSMENT AND ALGORITHM

The material assessment identifies the high-risk materials, that is, those which will most readily release airborne 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 factors such as:

Maintenance activity;
Occupant activity;
Likelihood of disturbance;
Human exposure potential.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED. THERE WILL BE A TOTAL SCORE BETWEEN 2-12 FOR THIS PART OF YOUR REPORT.

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THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM. THERE WILL BE A TOTAL SCORE BETWEEN 1-12 FOR THIS PART OF YOUR REPORT.

THE TOTAL OF THE MATERIAL ASSESSMENT & PRIORITY ASSESSEMENT WILL PROVIDE AN OVERALL SCORE WHICH WILL BE YOUR RISK ASSESSMENT SCORE BETWEEN 3-24. THE RISK ASSESSMENT SCORE WILL BE DISPLAYED ON YOUR PRIORITY ASSESSMENT SECTION OF YOUR REPORT. IT IS RECOMMENDED THAT YOU TAKE THE REQUIRED ACTIONS SUGGESTED BY Asbestos Contracting Ltd IN THE MATERIAL ASSESSMENT SECTIONS OF YOUR REPORT FOR ALL ACM'S.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under CAR 2012, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

Asbestos Contracting Ltd have provided their own priority assessment scores for the purposes of this report based on knowledge they acquired during the survey, however it is strongly recommended that YOU as the duty holder conduct your own priority assessment so that all risk assessment scores are accurate.

Below are a list of the factors you need to take into consideration when conducting your own priority assessment.

MAINTENANCE ACTIVITY

The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of

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use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

PRIORITY ASSESSMENT ALGORITHMS

Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

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