



Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

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Refurbishment Survey



Site: Meads End, Dukes Drive, Eastbourne, BN20 6XL
UPRN: N/A
Client: Bede's School Trust (Prep School)
Report No: J025905
Survey Date: 11th September 2023 to 12th September 2023
Report Date: 15th September 2023
Surveyors: Wayne Clarke
Report Produced By: Report Reviewed By:

Wayne Clarke
Surveyor

Anthony Sandells
Surveying Manager





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PLEASE NOTE

THIS REPORT MUST BE READ IN ITS ENTIRETY

THIS REPORT IS NOT AN ASBESTOS MANAGEMENT PLAN

THIS REPORT IS CONFIDENTIAL TO Bede's School Trust (Prep School)

Amstech Inspections and Testing Limited ACCEPTS NO RESPONSIBILITY OF ANY NATURE TO ANY THIRD PARTY TO WHOM THIS REPORT OR ANY PART THEREOF IS MADE KNOWN TO.



1. Introduction & Scope of Works

Amstech Inspections and Testing Limited was commissioned by:

Dave Sherwood
Bede's School Trust (Prep School), Dukes Drive, Eastbourne, BN20 6XL

To carry out an Asbestos Survey of:

Meads End, Dukes Drive, Eastbourne, BN20 6XL

Type of Survey: Refurbishment

Objective of This Survey

To locate, identify and assess asbestos containing materials within the areas specified as requiring refurbishment works. This survey is to enable compliance with the CAR2012, regulation 7.

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: <https://www.hse.gov.uk/PUBNS/books/hsg264.htm>

Amstech Inspections and Testing Limited is a UKAS accredited inspection body to carry out asbestos surveys inspections. This includes all comments and interpretations with regards to the risk assessments made. The conduct and reporting of Priority risk assessment (HSG227) is outside the scope of our UKAS accreditation.

Scope of This Survey

Refurbishment survey to specified areas of school building as laid out by client, within plans and specification clearly specifying areas of works.. Survey in line with HSG264

Changes to Scope from Quotation

N/A

Client Confirmation

No customer sign off



Survey Limitations

All areas will be accessed and inspected as far as is reasonably practicable.

Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos will be clearly stated in this survey report and will have to be managed, ie maintenance or other disturbance work should not be carried out in these areas until further investigation is possible.

A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty-holder.

The surveyors are NOT to disturb in ANY way or go through suspected ACMs. Items within this survey where this applies are to various textured coatings, insulating boards, insulations and cement items within the building and cement to the externals.

Ducts and risers and loft spaces have not been fully entered as inspection cannot be carried out safely due to live services being identified within these areas.

Mechanical and electrical installations will not be accessed without attendance of a specialist engineer. Where these cannot be isolated, presumptions as to typical asbestos in mechanical and electrical plant will be made.

To simplify the report/plans only positive items have been annotated on the plans.

The plans have been supplied by the client so any colours on them do not represent any asbestos found, please refer to the annotations added for this information

No inspection over 3m requiring specialist equipment other than step ladders was carried out.

Doors have not been intrusively inspected as it will affect the safety, fire rating or security of the premises.

Surveyors will not inspect within the floor slab unless by prior arrangement with suitable equipment and control measures in place.

All extents are an estimation.

If plans of the premises are not supplied to us it cannot be confirmed if all areas have been identified or accessed. In the absence of supplied plans Amstech Inspections and Testing Limited will provide site sketches but cannot guarantee that all areas have been identified as it is the clients responsibility to check supplied drawings and to inform us of any obstructed or concealed areas not shown on the sketch.

Sketches are not to scale, they serve only to assist with locations of findings.



2. Executive Summary

Dave Sherwood of Bede's School Trust (Prep School) requested Amstech Inspections and Testing Limited to undertake a Refurbishment Survey to Meads End, Dukes Drive, Eastbourne

Summary of Building

Residential Building, built in 1800's with Tiled pitched roof with brick built fully rendered structure..

Limitations / Exclusions during this survey (please also see our standard limitation within section 1)

None.


Inaccessible Areas Register


Entry	Floor	Location/Description	Reason
69	Ground Floor	Oil Tank Room Inaccessible	Unable to locate opening.




Executive Summary Register of Positive ACMs


Below is a summary of all confirmed & presumed asbestos containing materials located during the survey:

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 21
DA006701	Meads End, Dukes Drive	Ground Floor	Insulating Board	Lobby, Header	1m ²	Nailed	Timber	Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					5	6	11	C	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 24
As DA006701	Meads End, Dukes Drive	Ground Floor	Insulating Board	Rear Stairwell and Lobby, Header	See associ	Nailed	Timber	Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					5	6	11	C	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 34
DA006702	Meads End, Dukes Drive	Ground Floor	Cement	Room 4, Ceiling	12m ²	Nailed	Timber	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	5	8	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 35
DA006703	Meads End, Dukes Drive	Ground Floor	Thermal Insulation	Room 4, Hardest Pipework	Unknown	Bonded	Metal	Chrysotile + Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					10	5	15	A	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 36
DA006704	Meads End, Dukes Drive	Ground Floor	Textured Coating/Decorative Finish	Room 4, Ceiling	12m ²	Bonded	Plasterboard	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	7	10	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 37
As DA006703	Meads End, Dukes Drive	Ground Floor	Thermal Insulation	Room 4, Hardest Pipework	<1lm	Bonded	Metal	Chrysotile + Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					10	6	16	A	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 38
DA006705	Meads End, Dukes Drive	Ground Floor	Cement	Under Stairs Toilet, Debris Within Penetration	<1m	Debris	Brick	Chrysotile + Crocidolite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					7	5	12	B	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 41
DA006706	Meads End, Dukes Drive	1st Floor	Insulating Board	Stairwell 1, Wall	2m²	Nailed	Timber	Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					5	6	11	C	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 44</p>
As DA006706	Meads End, Dukes Drive	1st Floor	Insulating Board	Hall, Wall	2m ²	Nailed	Timber	Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					5	6	11	C	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 51</p>
As DA006703	Meads End, Dukes Drive	1st Floor	Thermal Insulation	Medical Room, Hardset Below Floor.	<1lm	Bonded	Metal	Chrysotile + Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					10	3	13	A	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 52</p>
As DA006703	Meads End, Dukes Drive	1st Floor	Thermal Insulation	Medical Room, Hardest Pipework	<1lm	Bonded	Metal	Chrysotile + Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					10	3	13	A	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 61</p>
As DA006703	Meads End, Dukes Drive	Ground Floor	Thermal Insulation	Plantroom, Hardest Pipework	<1lm	Bonded	Metal	Chrysotile + Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					10	4	14	A	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 62</p>
As DA006702	Meads End, Dukes Drive	Ground Floor	Cement	Plantroom, Ceiling	<1m ²	Nailed	Timber	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	3	7	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 63</p>
DA006707	Meads End, Dukes Drive	Ground Floor	Thermal Insulation	Plantroom, Hardest Residue To Walls.	Throughout	Bonded	Metal	Amo + Chrys + Croc	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					11	6	17	A	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 64
DA006708	Meads End, Dukes Drive	Ground Floor	Thermal Insulation	Plantroom, Insulation Residue To Calorifier and Hangers	4m ²	Bonded	Metal	Amo + Chrys + Croc	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					9	5	14	B	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 65
DA006709	Meads End, Dukes Drive	Ground Floor	Cement	Plantroom, Panel Above Door	1lm	Nailed	Timber	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	5	9	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	




Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 66</p>
DA006710	Meads End, Dukes Drive	Ground Floor	Textiles	Plantroom, Flashguards	2no.	Bonded	Metal	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					5	3	8	C	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	


Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 67</p>
As DA006710	Meads End, Dukes Drive	Ground Floor	Textiles	Plantroom, Flashguards	2no.	Bonded	Metal	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					5	3	8	C	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	



Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 68
DA006711	Meads End, Dukes Drive	Ground Floor	Cement	Plantroom, Flue Pipe	1lm	Bonded	Brick	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	5	8	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 82
As DA006703	Meads End, Dukes Drive	Ground Floor	Thermal Insulation	Void Above Lobby, Hardest Pipework	Unknown	Bonded	Metal	Chrysotile + Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					7	5	12	B	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	



Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 Picture 83
As DA006703	Meads End, Dukes Drive	Ground Floor	Thermal Insulation	Room 2, Hardest Pipework	Unknown	Bonded	Metal	Chrysotile + Amosite	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					7	6	13	B	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	



3. Methodology

Refurbishment Survey Methodology

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: <https://www.hse.gov.uk/PUBNS/books/hsg264.htm>

A **refurbishment** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling.

All surveys are performed in accordance with guidelines laid out in HSG264/HSG248 and following our UKAS approved internal procedures manual.

Bulk Sampling

All 'Bulk' material samples are carefully taken following HSG248 guidance and our UKAS approved internal procedures manual. All samples are double bagged and given a unique reference number before being delivered to the UKAS accredited laboratory for analysis.

Laboratory Analysis

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques at a UKAS accredited laboratory. The results are included and certified within this report.



Background Information & Legislation

Licensed materials(such as AIB (Asbestos Insulation Board), pipe / plant insulation and sprayed coatings)

Any remedial works required on asbestos insulating materials and coatings should follow the guidance given in the HSE documents L143 "Work with materials containing asbestos. Control of Asbestos Regulations 2012" and the HSE guidance note HSG247 "Asbestos, the Licensed Contractors' Guide, 2006".

These stipulate that work to these materials should be carried out by a contractor licensed by the HSE to work with asbestos using approved methods, and that ALL work of this nature will require independent inspection by a suitable UKAS accredited laboratory including issue of a 4 stage certificate of reoccupation.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005). Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.

Unlicensed materials(such as asbestos cement, floor tiles, linoleum, bituminous materials, textured coating and gaskets).

Any remedial works required on unlicensed asbestos materials should follow the guidance given in the HSE documents L143 (as above). HSG247 (as above) and HSG189/2 - "Working with asbestos cement".

We would recommend independent air monitoring by a suitable UKAS accredited laboratory during and after the works and if works are carried out under controlled conditions a certificate of reoccupation should be issued.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005) and subsequent amendment Hazardous Waste (England and Wales) (Amendment) Regulations 2009. Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.



Statutory Regulations/Requirements and Codes of Practice

- | The Health and Safety at Work Act 1974
- | The Control of Asbestos Regulations 2012
- | L143 - Work with materials containing asbestos. Control of Asbestos Regulations 2012.
- | The Waste Management (England and Wales) Regulations 2006, ISBN 0110744128
- | The Control of Substances Hazardous to Health (Amendment) Regulations 2004, ISBN 0110514076
- | L153 - ACoP. Managing Health and Safety in Construction: Construction (Design and Management) Regulations 2015. (CDM) Approved Code of Practice
- | The Hazardous Waste (England and Wales) Regulations 2005
- | The Hazardous Waste (England and Wales) (Amendment) Regulations 2009
- | HSE Guidance note HSG 210 ~ Asbestos Essentials - Task Manual (see also HSE website)
- | HSE Guidance note HSG 227 ~ A comprehensive guide to managing asbestos in premises, 2002 ISBN 0717623815
- | HSE Guidance note HSG 247 ~ The Licensed Contractors Guide
- | HSE Guidance note HSG 248 ~ Asbestos: the analysts' guide for sampling, analysis and clearance procedures
- | HSE Guidance note HSG 264 ~ Asbestos: the survey guide
- | INDG 223 ~ Revision 3, 2004: A short guide to managing asbestos in premises. ISBN 0717625643
- | HSG 53 - Respiratory protective equipment at work, 2005 ISBN 071762904X
- | The Control of Noise at Work Regulations 2005, ISBN 0110729846
- | L101 - ACoP. Safe work in confined spaces. Confined Spaces Regulations, 1997 ISBN 0717614050



A guide to using your Asbestos Register

This register is designed to enable the client to fulfill part of their legal duty of care under The Control of Asbestos Regulations 2012 (CAR 2012), by showing that they have taken reasonable steps to find the location and condition of ACMs within their premises prior to refurbishment works taking place.

All employees, contractors or other persons who may have contact with any of the ACMs shown in the register should be made aware to ensure their safety whilst carrying out their work.

As the duty holder it is your responsibility to make sure your employees, contractors or any persons who will come into contact with the ACMs are fully aware of their location and condition. A short training session for all relevant staff may be required.

This report is not a management plan.

The recommendations made in this report are a guidance to enable you to establish any risk posed by any ACMs found. It may be advisable to meet with all those concerned to discuss and produce a viable management plan.

Appendices

Certificate of analysis-if samples were taken

Plans identifying the location of all confirmed ACMs, either those provided by the client or those prepared by the surveyor.

Glossary of Terms

NADIS - No Asbestos Detected In Sample

AIB - Asbestos Insulation Board

TC - Textured Coating (ie Artex)

CWST - Cold Water Storage Tank

ACM - Asbestos Containing Material

AC - Asbestos Cement

DPC - Damp Proof Course

L&P - Lathe & Plaster



Risk/Material Assessment - Strategy:

In addition to identifying asbestos containing materials, each incidence of asbestos has been assessed and a material rating in the form of numerical weighting calculated. The factors included within the risk assessment include the product type, condition/ friability, treatment and asbestos type. The numerical value extends from 2-12, with four categories of risk assessment.

Category A is a high risk situation requiring immediate action.

Category B is a high risk situation requiring action as soon as possible.

Category C is a medium risk situation requiring regular inspection and maintenance.

Category D is a low risk situation, until such time as it is altered, i.e. refurbishment or demolition etc.

Where asbestos has been identified, the risk assessment category has been identified within the body of this report. The risk assessment system that has been adopted, concentrates solely on the likelihood of fibre release from the asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of any person being exposed to fibre concentrations injurious to their health.

In some situations it may be useful to undertake measurement of atmospheric fibre concentrations; however these levels are open to vast variations dependent upon conditions and may well be below the concentration measurable using optical microscope methods but still above local background environmental levels.

Although recommendations, which are issued, will vary according to the situation, it is desirable that some standardisation of action is achieved. It is therefore proposed that the following guidelines be adopted.



Material Rating Recommendation and Comments (Material Assessment)

Category A: 10+

Situations within this category warrant urgent consideration. It is likely in situations with such a high rating that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to local conditions - for example, the intensity of use of a heating system or the nature of air flow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to the potential exposure, areas or situations that fall into this category should be regarded as a matter for concern.

Category B: 7-9 inclusive

Situations within this category still warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration within a short passage of time. In these situations it is therefore necessary for the asbestos to be removed on a programmed basis but within a specified timescale.

It is recommended that the maximum period should be 1 year and that in the meantime emergency repair and sealing operations should be undertaken where any deterioration occurs.

Category C: 5-6 inclusive

Situations within this category do not pose an imminent risk and the likelihood of fibre release is low under existing conditions. It would be most appropriate within this category to monitor the situation as obviously deterioration will occur over time.

It is recommended that situations within this category should be inspected on a 6 monthly basis to ascertain any change in circumstances, requiring reassessment of priority rating into category B.

Category D: 4 & less

Situations within this category are of low priority. The situation should be monitored on the basis of a 2-year inspection cycle to ascertain any change in category, unless demolition, refurbishment or any other change of use interferes with the cycle.



Algorithms

Sample Variable	Score	Example
<u>Product type</u>	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc.).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	3	Insulation (pipe and boiler lagging, spray coating, loose asbestos.
<u>Extent of damage / deterioration</u>	0	Good condition; no visible damage.
	1	Low damage; scratches or surface marks; broken edges to boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
<u>Surface treatment</u>	0	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays.
<u>Asbestos type</u>	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite



Priority Assessment and Management Plans

The material assessment will identify the high-risk materials, i.e. those which will most readily release fibres if disturbed. It will not automatically follow that those materials assigned to the highest score in the material assessment will be given priority for a remedial action. Management priority will be determined by carrying out a 'Priority Assessment' as described in the HSE book 'Comprehensive Guide to Managing Asbestos in Premises (HSG227)' and will take into account factors such as:

- | The location of the material
- | It's approximate extent
- | The use to which the location is put
- | The occupancy of the area
- | The activities carried in the area
- | The likelihood/frequency with which maintenance activities are likely to take place

The above factors are scored in an exactly similar algorithm to that used in the material assessment, with a higher score reflecting a greater risk. Some of the parameters are divided into sub-factors, but then the scores are then averaged bringing the number of groups back to four giving a maximum of twelve points so as in the case of the material assessment 10 points or above will give an assessment value of high risk and will be classified as category A, 7 to 9 points as medium, category B, 5-6 as low, category C and 4 or less (category D) as having a very low management priority.

The risk assessment can only be carried out with the 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, the duty held under CAR is required to make the risk assessment, using the information given in the survey and the detailed knowledge of the activities carried out within the premises. The risk assessment, so derived, will form the basis of the management plan.



Priority Algorithm Assessment Score (PAS)			
Assessment Factor	Examples of Score Variables	Score	Overall Score
1. Normal occupant activity			
1A. Main type of activity in the area	Rare disturbance (e.g. little used store room)	0	
	Low disturbance (e.g. office type activity)	1	
	Periodic disturbance (e.g. industrial use/vehicular contact)	2	
	High disturbance (e.g. fire door with ACM in constant use)	3	= Average
2. Likelihood of disturbance			
2A. Location	Outdoors	0	
	Large rooms or well ventilated	1	
	Rooms up to 100 m ²	2	
	Confined spaces	3	
2B. Accessibility	Usually inaccessible, unlikely to be disturbed	0	
	Occasionally likely to be disturbed	1	
	Easily disturbed	2	
	Routinely disturbed	3	
2C. Extent/amount	Small amounts or items (strings, gaskets etc.)	0	
	< 10 m ² or 10 linear m/pipe run	1	
	> 10 m ² or 10 linear m/pipe run	2	
	> 50 m ² or > 50 linear m/pipe run	3	= average
3. Human exposure potential			
3A. Number of occupants	None	0	
	1 to 3	1	
	4 to 10	2	
	> 10	3	
3B. Frequency of use of area	Infrequent	0	
	Monthly	1	
	Weekly	2	
	Daily	3	
3C. Average time area is in daily use	1 hour	0	
	> 1 to < 3 hours	1	
	> 3 to < 6 hours	2	
	> 6 hours	3	= Average
4. Maintenance activity			
4A. Type of maintenance activity	Minor disturbance (possibility gaining access)	0	
	Low disturbance (changing fittings in AIB)	1	
	Medium disturbance (lifting 1/2 AIB tiles)	2	
	High disturbance (removal of AIB for fittings access)	3	
4B. Frequency of maintenance activity	ACM unlikely to be disturbed	0	
	< 1 Per year	1	
	> 1 Per year	2	
	> 1 Per month	3	= Average
Total priority assessment score		Sum of averages	



Priority Assessment Score Evaluation (MAS + PAS)

The total assessment score is derived from the combination of material assessment + priority assessment. These scores range from 2-24.

ACM with scores of 20 or more are regarded as a high potential to release fibres if disturbed, 15 - 19 medium potential, 9 - 14 low potential. These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides management recommendations and in our opinion advice on how the ACMs should be treated.

Risk Code Table

Risk Code	Action Required
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- | | |
|---|--|
| A | Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012. |
| B | Remove or repair by licensed contractors in accordance with CAR2012. |
| C | Encapsulate by licensed contractor in accordance with CAR2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections. |
| D | High risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR2012. |
| E | Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012. |



4.Asbestos Survey Report



Asbestos Survey of Meads End, Dukes Drive, Eastbourne

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
84	DA006712	Meads End, Dukes Drive	External	1	External Elements	Undercloaking - Cement	Throughout	-	-	-	-	No Asbestos Detected	(0) Usually inaccessible or unlikely to be disturbed	-	
External Elements: Clay tiled pitched roof, clay ridge tiles, bare brick chimney stack with clay pots, cement undercloaking, timber and concrete soffits, timber fascia, metal and plastic rainwater goods, metal and plastic soil pipe, concrete floor tiles to balcony.															
85	N/A	Meads End, Dukes Drive	External	2	Rear Store	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Rear Store: Concrete ceiling, painted brick walls, timber door attached to timber frame with timber packers, modern floor standing hot water cylinder with un-insulated metal pipework, concrete slab floor.															
1	DA006697	Meads End, Dukes Drive	Ground Floor	1	Entrance Lobby	to Walls - Textured Coating/Decorative Finish	18m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
Entrance Lobby : Lathe and plaster ceiling, solid rendered walls with textured coating finish, timber framed windows with timber window sill, timber front external door, bespoke timber built in cupboard, modern entrance matting, ceramic floor tiles.															
2	N/A	Meads End, Dukes Drive	Ground Floor	2	Toilet	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Toilet: Lathe and plaster ceiling with woodchip papered finish, solid rendered walls with woodchip papered and ceramic tiled finish, timber framed windows with timber window sill - no packers seen, timber door attached to timber frame, ceramic toilet cistern with plastic soil pipe into metal soil pipe, ceramic floor tiles.															
3	DA006698	Meads End, Dukes Drive	Ground Floor	3	Entrance Hall Cupboard	Ceiling - Insulating Board	1m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
4	As DA006698	Meads End, Dukes Drive	Ground Floor	3	Entrance Hall Cupboard	Door Lining - Insulating Board	2m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
5	As DA006698	Meads End, Dukes Drive	Ground Floor	3	Entrance Hall Cupboard	Ceiling Debris - Insulating Board	<1m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
Entrance Hall Cupboard: Timber stairs, hardboard lining, insulating board finish ceiling, solid rendered walls, timber door attached to timber frame with insulating board lining, bespoke timber shelves, marble floor covering.															
6	N/A	Meads End, Dukes Drive	Ground Floor	4	Room 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Room 1: Lathe and plaster ceiling with woodchip papered finish, solid rendered walls with woodchip papered finish, timber framed windows with timber window sill - no packers seen, timber door attached to timber frame with timber packers, solid rendered chimney stack with woodchip papered finish, solid rendered structural columns, modern wall mounted radiator with un-insulated metal pipework, carpet, hardboard, parquet flooring, modern adhesive, timber floor boards.															
7	As DA006698	Meads End, Dukes Drive	Ground Floor	5	Hall Cupboard	Ceiling - Insulating Board	1m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
8	As DA006698	Meads End, Dukes Drive	Ground Floor	5	Hall Cupboard	Door Lining - Insulating Board	2m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
9	As DA006698	Meads End, Dukes Drive	Ground Floor	5	Hall Cupboard	Wall Lining - Insulating Board	1m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
Hall Cupboard: Timber stairs, hardboard lining, insulating board finish ceiling, solid rendered walls, timber door attached to timber frame with insulating board lining, bespoke timber shelves, marble floor covering.															
10	As DA006697	Meads End, Dukes Drive	Ground Floor	6	Hall	to Walls - Textured Coating/Decorative Finish	40m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
11	DA006699	Meads End, Dukes Drive	Ground Floor	6	Hall	Ceiling - Textured Coating/Decorative Finish	12m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
Hall: Lathe and plaster ceiling with a textured coating finish, solid rendered walls with textured coating finish, timber door attached to timber frame with timber packers, concrete and ceramic tiled fireplace with no suspect materials seen, ceramic floor tiles, adhesive, concrete slab floor.															
13	As DA006699	Meads End, Dukes Drive	Ground Floor	7	Kitchen	Ceiling - Textured Coating/Decorative Finish	24m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
Kitchen: Lathe and plaster ceiling with a textured coating finish, solid rendered and plywood partitioned walls, timber framed window and door within complete unit, timber door attached to timber frame with timber packers, modern timber kitchen units with modern sink pad identified, laminate flooring, timber floor boards.															
14	As DA006697	Meads End, Dukes Drive	Ground Floor	8	Dining Room	to Walls - Textured Coating/Decorative Finish	20m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
15	As DA006699	Meads End, Dukes Drive	Ground Floor	8	Dining Room	Ceiling - Textured Coating/Decorative Finish	12m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
18	DA006700	Meads End, Dukes Drive	Ground Floor	8	Dining Room	Damp Proof Membrane - Bitumen Products	Throughout	-	-	-	-	No Asbestos Detected	(0) Usually inaccessible or unlikely to be disturbed	-	
Dining Room: Lathe and plaster ceiling with a textured coating finish, solid rendered walls with textured coating finish and plywood partitioned wall, timber framed window with timber window sill and slate packers, bitumen damp proof membrane, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, parquet flooring, modern adhesive, timber floor boards.															
16	As DA006697	Meads End, Dukes Drive	Ground Floor	9	Kitchen	to Walls - Textured Coating/Decorative Finish	50m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
17	As DA006699	Meads End, Dukes Drive	Ground Floor	9	Kitchen	Ceiling - Textured Coating/Decorative Finish	20m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
Kitchen: Lathe and plaster ceiling with a textured coating finish, plasterboard suspended ceiling below, solid rendered walls with textured coating finish, timber framed window with timber window sill and slate packers, bitumen damp proof membrane, plywood service riser with plastic pipework within, modern wall mounted radiator with un-insulated metal pipework, bespoke timber window benching with modern insulated metal pipework, modern timber kitchen units with modern sink pad identified, carpet, modern underlay, parquet flooring, modern adhesive, timber floor boards.															
19	As DA006697	Meads End, Dukes Drive	Ground Floor	10	Lobby	to Walls - Textured Coating/Decorative Finish	18m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
20	As DA006699	Meads End, Dukes Drive	Ground Floor	10	Lobby	Ceiling - Textured Coating/Decorative Finish	3m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
21	DA006701	Meads End, Dukes Drive	Ground Floor	10	Lobby	Header - Insulating Board	1m ²	Nailed, Timber	(2) Asbestos Insulating Board	Good Condition	1	Amosite	(1) Occasionally likely to be disturbed	11	C
Lobby: Lathe and plaster ceiling with a textured coating finish, solid rendered walls with textured coating finish, plasterboard door surround, timber door attached to timber frame with timber packers, timber door frame with insulating board header, high level timber boxing, modern wall mounted radiator with un-insulated metal pipework, ceramic floor tiles, adhesive, concrete slab floor.															
24	As DA006701	Meads End, Dukes Drive	Ground Floor	11	Rear Stairwell and Lobby	Header - Insulating Board	See associ	Nailed, Timber	(2) Asbestos Insulating Board	Good Condition	1	Amosite	(1) Occasionally likely to be disturbed	11	C
Rear Stairwell and Lobby: Lathe and plaster ceiling with a woodchip papered finish, solid rendered walls with a woodchip papered finish, timber doors attached to timber frames with timber packers, timber door frame with insulating board header, high level timber boxing with un-insulated metal pipework within, timber stairs with timber handrail and plasterboard over timber lining, carpet, modern underlay, timber floor boards.															
25	N/A	Meads End, Dukes Drive	Ground Floor	12	Cupboard	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Cupboard: Lathe and plaster ceiling, solid rendered walls, timber door attached to timber frame with plasterboard header, un-insulated metal pipework, modern gas meter with un-insulated metal pipework, bare concrete slab floor.															
27	As DA006699	Meads End, Dukes Drive	Ground Floor	13	Room 2	Ceiling - Textured Coating/Decorative Finish	12m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
83	As DA006703	Meads End, Dukes Drive	Ground Floor	13	Room 2	Hardest Pipework - Thermal Insulation	Unknown	Bonded, Metal	(3) Asbestos Insulation/Coating	Good Condition	2	Chrysotile + Amosite	(0) Usually inaccessible or unlikely to be disturbed	13	B
Room 2: Lathe and plaster ceiling with a textured coating finish, hardset pipe insulation seen a above ceiling, plasterboard suspended ceiling below, solid rendered and plasterboard partitioned walls, upvc framed window with timber window sill no packers seen, high level plywood service riser with un-insulated metal pipework within, low level timber boxing with un-insulated metal pipework, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, modern adhesive, latex self levelling compound, concrete slab floor.															
28	N/A	Meads End, Dukes Drive	Ground Floor	14	Ensuite	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Ensuite: Plasterboard suspended ceiling below, solid rendered and plasterboard partitioned walls, timber framed window with timber window sill no packers seen, timber door attached to timber frame, modern shower unit, plywood service boxing, modern sheet vinyl floor covering, modern adhesive, latex self levelling compound, concrete slab floor.															
29	N/A	Meads End, Dukes Drive	Ground Floor	15	Boiler Room	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Boiler Room: Lathe and plaster ceiling with a woodchip papered finish, solid rendered walls with part ceramic tiled finish, timber framed window with timber window sill no packers seen, timber door attached to timber frame, modern wall mounted boiler with metal flue and un-insulated metal pipework, modern sheet vinyl floor covering, modern adhesive, latex self levelling compound, concrete slab floor.															
30	N/A	Meads End, Dukes Drive	Ground Floor	16	Lobby	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Lobby: Lathe and plaster ceiling with a woodchip papered finish, solid rendered and plasterboard walls, timber high level boxing with un-insulated plastic pipework, timber door attached to timber frame, carpet, modern underlay, modern adhesive, latex self levelling compound, concrete slab floor.															
31	N/A	Meads End, Dukes Drive	Ground Floor	17	Bathroom	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Bathroom: Plasterboard suspended ceiling below, solid rendered and plasterboard partitioned walls, upvc framed window with timber window sill no packers seen, timber door attached to timber frame, solid rendered structural columns, toilet cistern with plastic soil pipe, modern shower unit, modern wall mounted radiator with un-insulated metal pipework, timber service boxing, modern sheet vinyl floor covering, modern adhesive, latex self levelling compound, concrete slab floor.															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Ri cate
32	N/A	Meads End, Dukes Drive	Ground Floor	18	Lobby	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Lobby: Lathe and plaster ceiling with a woodchip papered finish, solid rendered and plasterboard walls, timber door attached to timber frame, bespoke timber built in cupboards with modern electrics within, carpet, modern underlay, modern adhesive, latex self levelling compound, concrete slab floor.															
33	N/A	Meads End, Dukes Drive	Ground Floor	19	Room 3	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Room 3: Lathe and plaster ceiling with a woodchip papered finish, solid rendered and plasterboard walls with timber half height lining, upvc framed window with timber window sill and packed timber door attached to timber frame, bespoke timber built in risers with modern electrics within, laminate flooring, modern adhesive, latex self levelling compound, concrete slab floor.															
34	DA006702	Meads End, Dukes Drive	Ground Floor	20	Room 4	Ceiling - Cement	12m ²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	8	[
35	DA006703	Meads End, Dukes Drive	Ground Floor	20	Room 4	Hardest Pipework - Thermal Insulation	Unknown	Bonded, Metal	(3) Asbestos Insulation/Coating	Medium Damage	3	Chrysotile + Amosite	(0) Usually inaccessible or unlikely to be disturbed	15	/
36	DA006704	Meads End, Dukes Drive	Ground Floor	20	Room 4	Ceiling - Textured Coating/Decorative Finish	12m ²	Bonded, Plasterboard	(1) Textured Coating	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	10	[



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
37	As DA006703	Meads End, Dukes Drive	Ground Floor	20	Room 4	Hardest Pipework - Thermal Insulation	<1lm	Bonded, Metal	(3) Asbestos Insulation/Coating	Medium Damage	3	Chrysotile + Amosite	(0) Usually inaccessible or unlikely to be disturbed	16	A
Room 4: Lathe and plaster ceiling with a woodchip papered finish, solid rendered and plasterboard walls with timber half height lining, upvc framed window with timber window sill and packers, timber door attached to timber frame, bespoke timber built in risers with modern electrics within, laminate flooring, modern adhesive, latex self levelling compound, concrete slab floor.															
38	DA006705	Meads End, Dukes Drive	Ground Floor	21	Under Stairs Toilet	Debris Within Penetration - Cement	<1lm	Debris, Brick	(1) Asbestos Cement	Medium Damage	1	Chrysotile + Crocidolite	(1) Occasionally likely to be disturbed	12	B
Under Stairs Toilet: Lathe and plaster ceiling and skieling with a woodchip papered finish, solid rendered walls with a woodchip papered finish, timber framed window with timber window sill and timber packers, timber door attached to timber frame with timber packers, cement debris to wall penetration, ceramic toilet cistern with plastic soil pipe, modern sheet vinyl floor covering, modern adhesive, concrete slab floor.															
60	N/A	Meads End, Dukes Drive	Ground Floor	22	Stairwell 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Stairwell 2: Lathe and plaster ceiling and skieling with woodchip papered finish, solid rendered walls with a woodchip papered finish, timber framed windows with timber window sill and timber packers, plasterboard door infill panel, timber stairs with timber handrail.															
61	As DA006703	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Hardest Pipework - Thermal Insulation	<1lm	Bonded, Metal	(3) Asbestos Insulation/Coating	Medium Damage	3	Chrysotile + Amosite	(0) Usually inaccessible or unlikely to be disturbed	14	A
62	As DA006702	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Ceiling - Cement	<1m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(1) Occasionally likely to be disturbed	7	D



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
63	DA006707	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Hardest Residue To Walls. - Thermal Insulation	Throughout	Bonded, Metal	(3) Asbestos Insulation/Coating	Medium Damage	3	Amo + Chrys + Croc	(2) Easily disturbed	17	A
64	DA006708	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Insulation Residue To Calorifier and Hangers - Thermal Insulation	4m ²	Bonded, Metal	(3) Asbestos Insulation/Coating	Low Damage	2	Amo + Chrys + Croc	(2) Easily disturbed	14	B
65	DA006709	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Panel Above Door - Cement	1lm	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(1) Occasionally likely to be disturbed	9	D
66	DA006710	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Flashguards - Textiles	2no.	Bonded, Metal	(2) Asbestos Textiles/Paper	Good Condition	2	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	8	C
67	As DA006710	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Flashguards - Textiles	2no.	Bonded, Metal	(2) Asbestos Textiles/Paper	Good Condition	2	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	8	C



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
68	DA006711	Meads End, Dukes Drive	Ground Floor	23	Plantroom	Flue Pipe - Cement	1lm	Bonded, Brick	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	8	D
Plantroom: Timber floor boards above, timber joists, remnants of previous cement ceiling, brick, solid rendered and plasterboard partitioned walls with previous pipe insulation residue, timber															
69	No Access	Meads End, Dukes Drive	Ground Floor	24	Oil Tank Room	- Inaccessible	N/A	-	-	-	-	-	N/A	-	
Oil Tank Room: Unable to locate opening.															
82	As DA006703	Meads End, Dukes Drive	Ground Floor	25	Void Above Lobby	Hardest Pipework - Thermal Insulation	Unknown	Bonded, Metal	(3) Asbestos Insulation/Coating	Good Condition	2	Chrysotile + Amosite	(0) Usually inaccessible or unlikely to be disturbed	12	B
Void Above Lobby: Lathe and plaster ceiling, plasterboard partitioned walls, hardset insulation to metal pipework, timber access hatch, plasterboard ceiling below.															
39	As DA006697	Meads End, Dukes Drive	1st Floor	1	Stairwell 1	to Walls - Textured Coating/Decorative Finish	25m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
40	As DA006699	Meads End, Dukes Drive	1st Floor	1	Stairwell 1	Ceiling - Textured Coating/Decorative Finish	2m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
41	DA006706	Meads End, Dukes Drive	1st Floor	1	Stairwell 1	Wall - Insulating Board	2m ²	Nailed, Timber	(2) Asbestos Insulating Board	Good Condition	1	Amosite	(2) Easily disturbed	11	C
Stairwell 1: Lathe and plaster ceiling with a textured coating finish, solid rendered walls with textured coating finish, timber door attached to timber frame with timber packers and insulating board surround, timber stairs with timber handrail and carpet, timber floor.															
42	As DA006697	Meads End, Dukes Drive	1st Floor	2	Hall	to Walls - Textured Coating/Decorative Finish	50m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
43	As DA006699	Meads End, Dukes Drive	1st Floor	2	Hall	Ceiling - Textured Coating/Decorative Finish	18m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
44	As DA006706	Meads End, Dukes Drive	1st Floor	2	Hall	Wall - Insulating Board	2m ²	Nailed, Timber	(2) Asbestos Insulating Board	Good Condition	1	Amosite	(2) Easily disturbed	11	C
Hall: Lathe and plaster ceiling with a textured coating finish, solid rendered walls with textured coating finish, timber door attached to timber frame with timber packers and insulating board surround, timber stairs with timber handrail and carpet, timber floor.															
45	N/A	Meads End, Dukes Drive	1st Floor	3	Bedroom 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Bedroom 1: Plasterboard ceiling, plasterboard bulkhead, solid rendered and plasterboard partitioned walls, upvc framed window with a timber window sill and plastic packers below, timber door attached to timber frame - no packers seen, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, timber floor boards.															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
46	N/A	Meads End, Dukes Drive	1st Floor	22	Ensuite	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Ensuite: Lathe and plaster ceiling, solid rendered and plasterboard partitioned walls, upvc framed window with a ceramic tiled window sill, timber door attached to timber frame with plastic packers, metal bath with plastic bath panel, modern sheet vinyl floor covering, plywood flooring, timber floor boards.															
50	N/A	Meads End, Dukes Drive	1st Floor	22	Bedroom 4	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Bedroom 4: Lathe and plaster ceiling with a woodchip papered finish, plasterboard skimming, solid rendered and lathe and plaster walls, timber framed window with a timber window sill and lead lining, timber door attached to timber frame with timber packers, solid rendered chimney stack, timber service boxing with un-insulated metal pipework within, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, parquet flooring, modern adhesive, floor boards, timber joists with lathe and plaster ceiling below.															
55	N/A	Meads End, Dukes Drive	1st Floor	22	Toilet	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Toilet: Lathe and plaster ceiling with a woodchip papered finish, solid rendered and lathe and plaster walls with woodchip papered finish, timber framed window with a timber window sill and lead lining, timber door attached to timber frame with timber packers, solid rendered chimney stack with plasterboard infill panel with timber framework, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, parquet flooring, modern adhesive, floor boards, timber joists with lathe and plaster ceiling below.															
47	N/A	Meads End, Dukes Drive	1st Floor	23	Ensuite Storeroom	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Ensuite Storeroom: Lathe and plaster ceiling, solid rendered, lathe and plaster and plasterboard partitioned walls, timber door attached to timber frame with plasterboard and hardboard surround, cork floor tiles, plywood flooring, timber floor boards.															
56	As DA006697	Meads End, Dukes Drive	1st Floor	23	Lobby	to Walls - Textured Coating/Decorative Finish	10m ²	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
57	As DA006699	Meads End, Dukes Drive	1st Floor	23	Lobby	Ceiling - Textured Coating/Decorative Finish	2m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
Lobby: Lathe and plaster ceiling with a textured coating finish, solid rendered walls with textured coating finish, timber door attached to timber frame with timber packers, concrete and ceramic tiled fireplace with no suspect materials seen, ceramic floor tiles, adhesive, concrete slab floor.															
48	As DA006699	Meads End, Dukes Drive	1st Floor	24	Bedroom 2	Ceiling - Textured Coating/Decorative Finish	14m ²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
Bedroom 2: Lathe and plaster ceiling with a textured coating finish, plasterboard skelining, solid rendered walls, timber framed window with a timber window sill and lead lining, timber door attached to timber frame with timber packers, solid rendered chimney stack, timber service boxing with un-insulated metal pipework within, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, parquet flooring, modern adhesive, floor boards, timber joists with lathe and plaster ceiling below.															
49	N/A	Meads End, Dukes Drive	1st Floor	25	Bedroom 3	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Bedroom 3: Lathe and plaster ceiling with a woodchip papered finish, plasterboard skelining, solid rendered and lathe and plaster walls, timber framed window with a timber window sill and lead lining, timber door attached to timber frame with timber packers, solid rendered chimney stack, timber service boxing with un-insulated metal pipework within, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, parquet flooring, modern adhesive, floor boards, timber joists with lathe and plaster ceiling below.															
51	As DA006703	Meads End, Dukes Drive	1st Floor	26	Medical Room	Hardset Below Floor - Thermal Insulation	<1lm	Bonded, Metal	(3) Asbestos Insulation/Coating	Medium Damage	3	Chrysotile + Amosite	(0) Usually inaccessible or unlikely to be disturbed	13	A
52	As DA006703	Meads End, Dukes Drive	1st Floor	26	Medical Room	Hardest Pipework - Thermal Insulation	<1lm	Bonded, Metal	(3) Asbestos Insulation/Coating	Medium Damage	3	Chrysotile + Amosite	(0) Usually inaccessible or unlikely to be disturbed	13	A
Medical Room: Lathe and plaster ceiling with a woodchip papered finish, solid rendered and lathe and plaster walls, upvc framed window with a timber window sill and plastic packers with expanding foam, timber door attached to timber frame with timber packers, solid rendered structural columns, modern wall mounted radiator with un-insulated metal pipework, modern sheet vinyl floor covering, plywood flooring, floor boards, timber joists, hardset pipe insulation debris, lathe and plaster ceiling below.															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
53	N/A	Meads End, Dukes Drive	1st Floor	27	Cupboard	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Cupboard: Lathe and plaster ceiling, solid rendered walls, timber door attached to timber frame with lathe and plaster header, plasterboard service riser with un-insulated metal pipework and mmmf rockwool fibreglass insulation within, timber floor boards.															
54	N/A	Meads End, Dukes Drive	1st Floor	28	Bedroom 4	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Bedroom 4: Lathe and plaster ceiling with a woodchip papered finish, solid rendered and lathe and plaster walls with woodchip papered finish, timber framed window with a timber window sill and lead lining, timber door attached to timber frame with timber packers, solid rendered chimney stack with plasterboard infill panel with timber framework, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, parquet flooring, modern adhesive, floor boards, timber joists with lathe and plaster ceiling below.															
58	N/A	Meads End, Dukes Drive	1st Floor	29	Toilet	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
59	N/A	Meads End, Dukes Drive	1st Floor	30	Cupboard	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
70	N/A	Meads End, Dukes Drive	2nd Floor	1	Stairwell 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Stairwell 2: Plasterboard ceiling and skieling with a woodchip papered finish, solid rendered and lathe and plaster walls with woodchip papered finish, timber framed window with timber window sill, timber door attached to timber frame, carpet, modern underlay, timber floor boards.															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
71	N/A	Meads End, Dukes Drive	2nd Floor	2	Room 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Room 1: Plasterboard ceiling and skieling with a woodchip papered finish, solid rendered and lathe and plaster walls with woodchip papered finish, timber framed window with timber window sill, timber door attached to timber frame, plasterboard infill panel to fireplace, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, timber floor boards.															
72	N/A	Meads End, Dukes Drive	2nd Floor	3	Eaves Cupboard	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Eaves Cupboard: Modern roof lining, timber rafters and underpurlins, bare brick and lathe and plaster walls, brick chimney stack, modern foam insulated metal pipework, part chipboard flooring, mmmf rockwool fibreglass insulation, timber floor boards, timber joists with lathe and plaster ceiling below.															
81	N/A	Meads End, Dukes Drive	2nd Floor	4	Shower Room	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Shower Room: Plasterboard ceiling and skieling, solid rendered, plasterboard and lathe and plaster partitioned walls with part whiterock panel finish, upvc framed window with plastic window sill, modern shower units, timber vanity units, modern sheet vinyl floor covering, modern adhesive, latex self levelling compound, chipboard flooring															
75	N/A	Meads End, Dukes Drive	2nd Floor	5	Room 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Room 2: Plasterboard ceiling and skieling with a woodchip papered finish, solid rendered and lathe and plaster walls with woodchip papered finish, timber framed window with timber window sill, timber door attached to timber frame, plasterboard infill panel to fireplace, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, timber floor boards.															
76	N/A	Meads End, Dukes Drive	2nd Floor	6	Toilet	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Toilet: Plasterboard ceiling and skieling, solid rendered, plasterboard and lathe and plaster partitioned walls, ceramic toilet cistern with plastic soil pipe, modern wall mounted radiator with un-insulated metal pipework, timber boxing, modern sheet vinyl floor covering, latex self levelling compound, chipboard flooring															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
77	N/A	Meads End, Dukes Drive	2nd Floor	7	Toilet 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Toilet 2: Plasterboard ceiling and skieling with woodchip papered finish, ceramic toilet cistern with plastic soil pipe, modern wall mounted radiator with un-insulated metal pipework, timber boxing, modern sheet vinyl floor covering, latex self levelling compound, chipboard flooring															
78	N/A	Meads End, Dukes Drive	2nd Floor	8	Room 3	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Room 3: Plasterboard ceiling and skieling with a woodchip papered finish, solid rendered and lathe and plaster walls with woodchip papered finish, timber framed window with timber window sill, timber door attached to timber frame, modern wall mounted radiator with un-insulated metal pipework, carpet, modern underlay, hardboard timber floor boards.															
79	N/A	Meads End, Dukes Drive	2nd Floor	9	Eaves Cupboard 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Eaves Cupboard 1: Modern roof lining, timber rafters and underpurlins, bare brick and lathe and plaster walls, brick chimney stack, modern foam insulated metal pipework, part chipboard flooring, mmmf rockwool fibreglass insulation, timber floor boards, timber joists with lathe and plaster ceiling below.															
80	N/A	Meads End, Dukes Drive	2nd Floor	10	Eaves Cupboard 3	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Eaves Cupboard 3: Modern roof lining, timber rafters and underpurlins, bare brick and lathe and plaster walls, brick chimney stack, modern foam insulated metal pipework, part chipboard flooring, mmmf rockwool fibreglass insulation, timber floor boards, timber joists with lathe and plaster ceiling below.															
73	N/A	Meads End, Dukes Drive	Roof Void	1	Roof void 1 above shower room.	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Roof void 1 above shower room.: Modern roof lining, timber rafters and underpurlins, plasterboard walls, timber door attached to timber frame, mmmf fibreglass insulation, lathe and plaster ceiling below.															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
74	N/A	Meads End, Dukes Drive	Roof Void	2	Roof void 2 above shower room.	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Roof void 2 above shower room.: Modern roof lining, timber rafters and underpurlins, plasterboard walls, timber door attached to timber frame, plastic cold water storage tank with modern jacket and modern foam insulated metal pipework, mmmf fibreglass insulation, plasterboard ceiling below.															



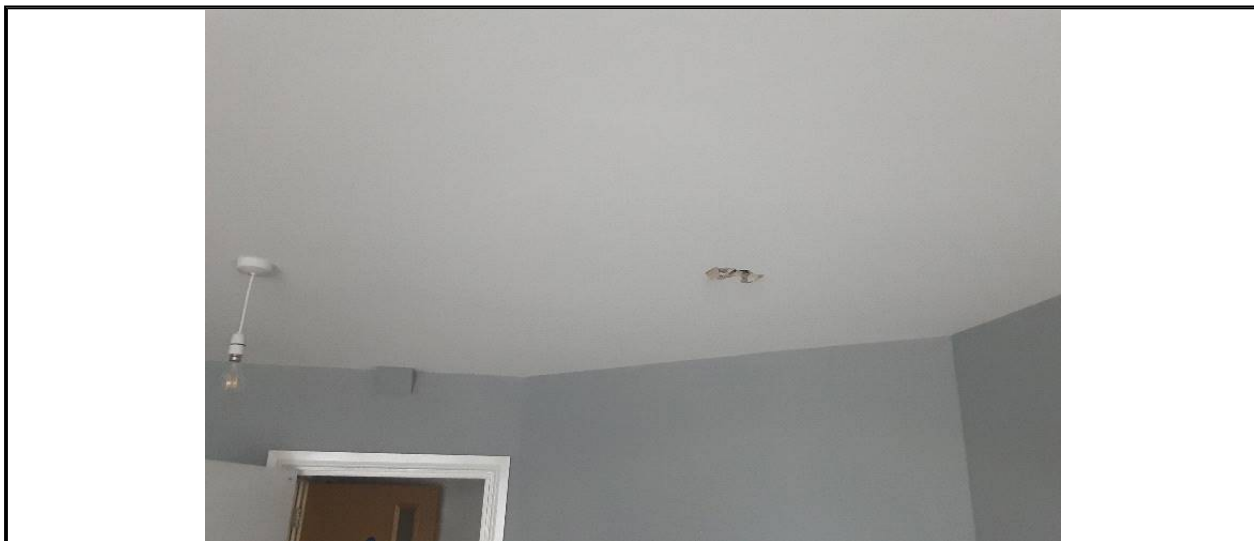
Appendix 1 – Photo Analysis Sheets



Sample No:	DA006701
Item No:	21
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Lobby
Position:	Header - Insulating Board
Extent:	1m ²
Substrate:	Nailed, Timber
Material:	(2) Asbestos Insulating Board
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Amosite
Risk Category:	C
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006701
Item No:	24
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Rear Stairwell and Lobby
Position:	Header - Insulating Board
Extent:	See associ
Substrate:	Nailed, Timber
Material:	(2) Asbestos Insulating Board
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Amosite
Risk Category:	C
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006703
Item No:	83
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Room 2
Position:	Hardest Pipework - Thermal Insulation
Extent:	Unknown
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile + Amosite
Risk Category:	B
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006702
Item No:	34
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Room 4
Position:	Ceiling - Cement
Extent:	12m ²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006703
Item No:	35
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Room 4
Position:	Hardest Pipework - Thermal Insulation
Extent:	Unknown
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile + Amosite
Risk Category:	A
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006704
Item No:	36
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Room 4
Position:	Ceiling - Textured Coating/Decorative Finish
Extent:	12m ²
Substrate:	Bonded, Plasterboard
Material:	(1) Textured Coating
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006703
Item No:	37
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Room 4
Position:	Hardest Pipework - Thermal Insulation
Extent:	<1lm
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile + Amosite
Risk Category:	A
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006705
Item No:	38
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Under Stairs Toilet
Position:	Debris Within Penetration - Cement
Extent:	<1lm
Substrate:	Debris, Brick
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile + Crocidolite
Risk Category:	B
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006703
Item No:	61
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Hardest Pipework - Thermal Insulation
Extent:	<1lm
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile + Amosite
Risk Category:	A
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006702
Item No:	62
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Ceiling - Cement
Extent:	<1m ²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



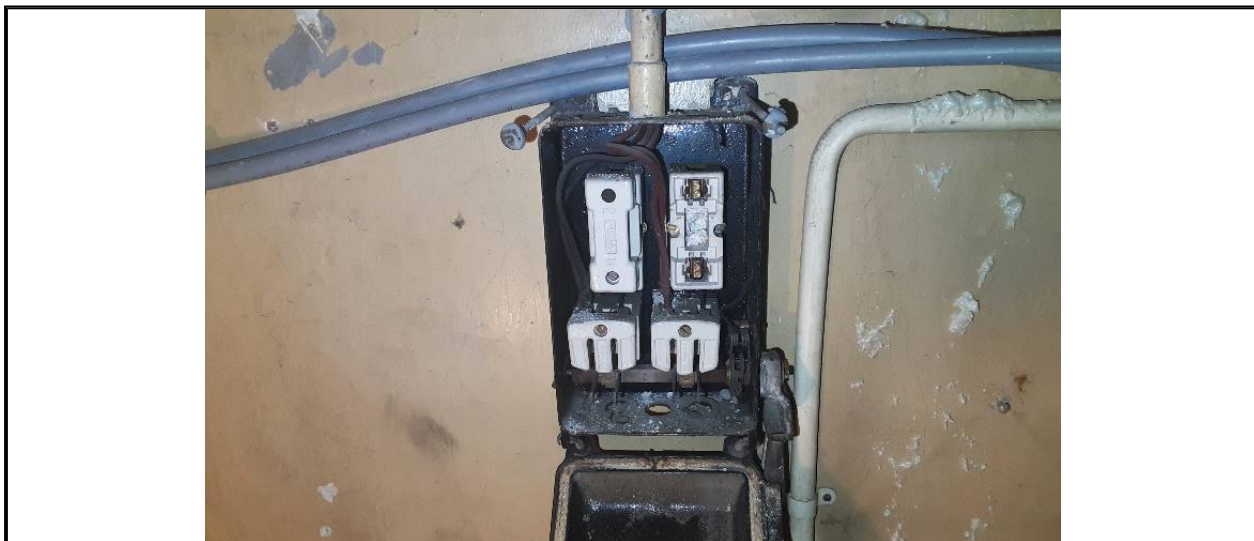
Sample No:	DA006707
Item No:	63
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Hardest Residue To Walls. - Thermal Insulation
Extent:	Throughout
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(2) Easily disturbed
Asbestos Type:	Amo + Chrys + Croc
Risk Category:	A
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006708
Item No:	64
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Insulation Residue To Calorifier and Hangers - Thermal Insulation
Extent:	4m ²
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(2) Easily disturbed
Asbestos Type:	Amo + Chrys + Croc
Risk Category:	B
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006709
Item No:	65
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Panel Above Door - Cement
Extent:	1lm
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006710
Item No:	66
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Flashguards - Textiles
Extent:	2no.
Substrate:	Bonded, Metal
Material:	(2) Asbestos Textiles/Paper
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	C
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006710
Item No:	67
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Flashguards - Textiles
Extent:	2no.
Substrate:	Bonded, Metal
Material:	(2) Asbestos Textiles/Paper
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	C
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006711
Item No:	68
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Plantroom
Position:	Flue Pipe - Cement
Extent:	1lm
Substrate:	Bonded, Brick
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006703
Item No:	82
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	Ground Floor
Room No:	Void Above Lobby
Position:	Hardest Pipework - Thermal Insulation
Extent:	Unknown
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile + Amosite
Risk Category:	B
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006706
Item No:	41
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	1st Floor
Room No:	Stairwell 1
Position:	Wall - Insulating Board
Extent:	2m ²
Substrate:	Nailed, Timber
Material:	(2) Asbestos Insulating Board
Accessibility:	(2) Easily disturbed
Asbestos Type:	Amosite
Risk Category:	C
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006706
Item No:	44
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	1st Floor
Room No:	Hall
Position:	Wall - Insulating Board
Extent:	2m ²
Substrate:	Nailed, Timber
Material:	(2) Asbestos Insulating Board
Accessibility:	(2) Easily disturbed
Asbestos Type:	Amosite
Risk Category:	C
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006703
Item No:	51
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	1st Floor
Room No:	Medical Room
Position:	Hardset Below Floor. - Thermal Insulation
Extent:	<1lm
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile + Amosite
Risk Category:	A
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006703
Item No:	52
Survey Date:	11/09/23 TO 12/09/23
Building:	Meads End, Dukes Drive
Floor:	1st Floor
Room No:	Medical Room
Position:	Hardest Pipework - Thermal Insulation
Extent:	<1lm
Substrate:	Bonded, Metal
Material:	(3) Asbestos Insulation/Coating
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile + Amosite
Risk Category:	A
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Appendix 2 – Bulk Sample Certificate of Analysis



Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011

Fax: 01273 510012

Certificate Of Analysis Following Examination For Asbestos In Bulk Samples

Date: 11 September 2023

Job/Survey No: **J025905**

Client Name /Address:

**Bede's School Trust (Prep School), Dukes Drive,
Eastbourne BN20 6XL**

Date of analysis: 15 September 2023

Analyst: Wayne Clarke

Site Address

**Meads End, Dukes Drive, Eastbourne
BN20 6XL**

Sampled by: Wayne Clarke

Samples 4 of 16

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006697	-	to Walls - Textured Coating/Decorative Finish	No Asbestos Detected In Sample
DA006698	-	Ceiling - Insulating Board	No Asbestos Detected In Sample
DA006699	-	Ceiling - Textured Coating/Decorative Finish	No Asbestos Detected In Sample
DA006700	-	Damp Proof Membrane - Bitumen Products	No Asbestos Detected In Sample

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

Comments and observations expressed herein (location & material type) are outside the scope of UKAS accreditation Amstech Inspections and Testing Ltd cannot be held responsible for the accuracy of information or the validity of submitted samples supplied by third parties. Results relate solely to the items presented to the laboratory for analysis.

Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

Verified by:

Wayne Clarke



Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011

Fax: 01273 510012

Certificate Of Analysis Following Examination For Asbestos In Bulk Samples

Date: 11 September 2023

Job/Survey No: **J025905**

Client Name /Address:

**Bede's School Trust (Prep School), Dukes Drive,
Eastbourne BN20 6XL**

Date of analysis: 15 September 2023

Analyst: Wayne Clarke

Site Address

**Meads End, Dukes Drive, Eastbourne
BN20 6XL**

Sampled by: Wayne Clarke

Samples 8 of 16

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006701	-	Header - Insulating Board	Amosite
DA006702	-	Ceiling - Cement	Chrysotile
DA006703	-	Hardest Pipework - Thermal Insulation	Chrysotile + Amosite
DA006704	-	Ceiling - Textured Coating/Decorative Finish	Chrysotile

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

Comments and observations expressed herein (location & material type) are outside the scope of UKAS accreditation Amstech Inspections and Testing Ltd cannot be held responsible for the accuracy of information or the validity of submitted samples supplied by third parties. Results relate solely to the items presented to the laboratory for analysis.

Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

Verified by:

Wayne Clarke



Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011

Fax: 01273 510012

Certificate Of Analysis Following Examination For Asbestos In Bulk Samples

Date: 11 September 2023

Job/Survey No: **J025905**

Client Name /Address:

**Bede's School Trust (Prep School), Dukes Drive,
Eastbourne BN20 6XL**

Date of analysis: 15 September 2023

Analyst: Wayne Clarke

Site Address

**Meads End, Dukes Drive, Eastbourne
BN20 6XL**

Sampled by: Wayne Clarke

Samples 12 of 16

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006705	-	Debris Within Penetration - Cement	Chrysotile + Crocidolite
DA006706	-	Wall - Insulating Board	Amosite
DA006707	-	Hardest Residue To Walls. - Thermal Insulation	Amosite + Chrysotile + Crocidolite
DA006708	-	Insulation Residue To Calorifier and Hangers - Thermal Insulation	Amosite + Chrysotile + Crocidolite

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

Comments and observations expressed herein (location & material type) are outside the scope of UKAS accreditation Amstech Inspections and Testing Ltd cannot be held responsible for the accuracy of information or the validity of submitted samples supplied by third parties. Results relate solely to the items presented to the laboratory for analysis.

Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

Verified by:

Wayne Clarke



Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011

Fax: 01273 510012

Certificate Of Analysis Following Examination For Asbestos In Bulk Samples

Date: 11 September 2023

Job/Survey No: **J025905**

Client Name /Address:

**Bede's School Trust (Prep School), Dukes Drive,
Eastbourne BN20 6XL**

Date of analysis: 15 September 2023

Analyst: Wayne Clarke

Site Address

**Meads End, Dukes Drive, Eastbourne
BN20 6XL**

Sampled by: Wayne Clarke

Samples 16 of 16

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006709	-	Panel Above Door - Cement	Chrysotile
DA006710	-	Flashguards - Textiles	Chrysotile
DA006711	-	Flue Pipe - Cement	Chrysotile
DA006712	-	Undercloaking - Cement	No Asbestos Detected In Sample

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

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Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

Verified by:

Wayne Clarke

End of Report



Appendix 3 – Annotated Floor Plans



Key

AIB

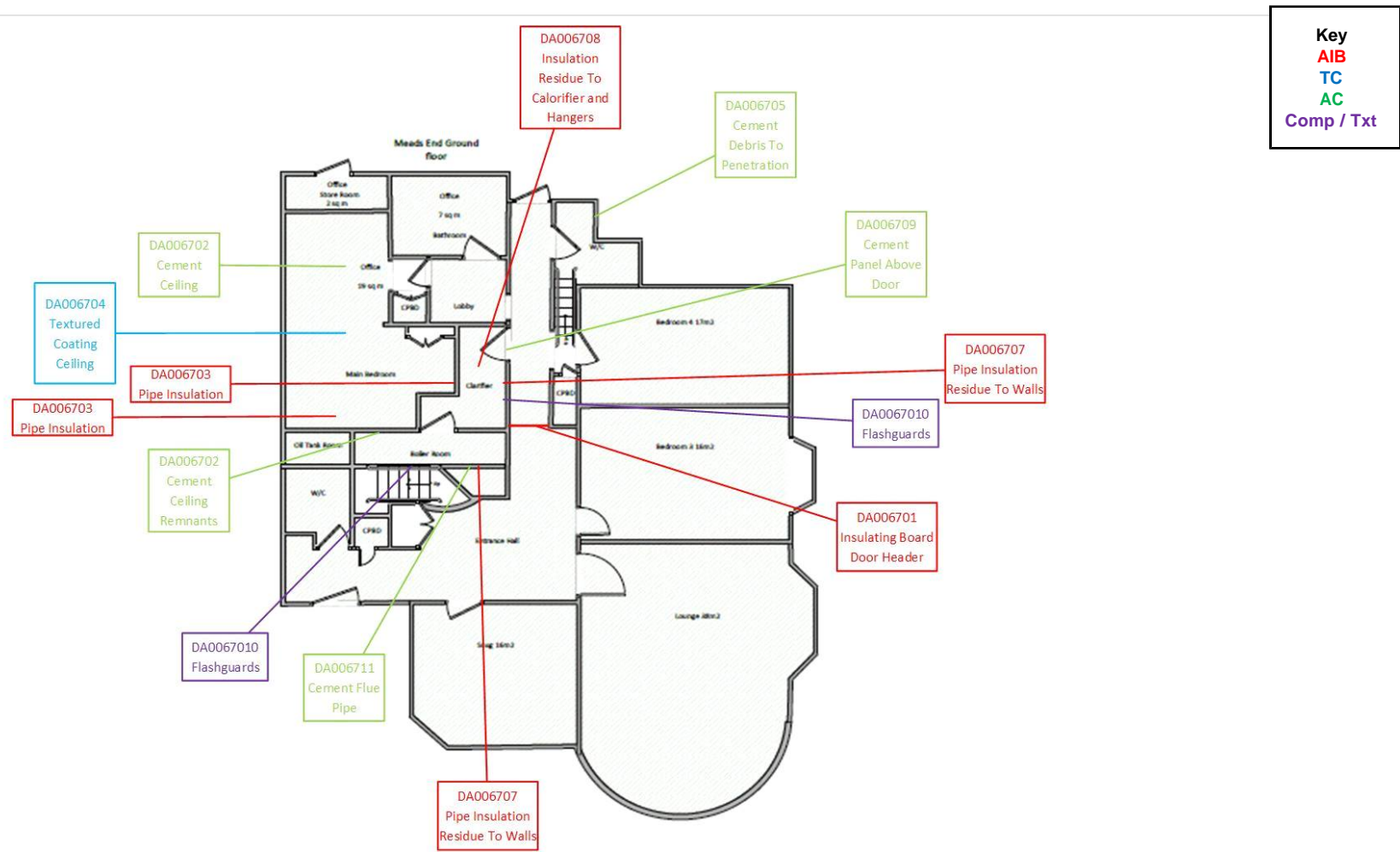
TC

AC

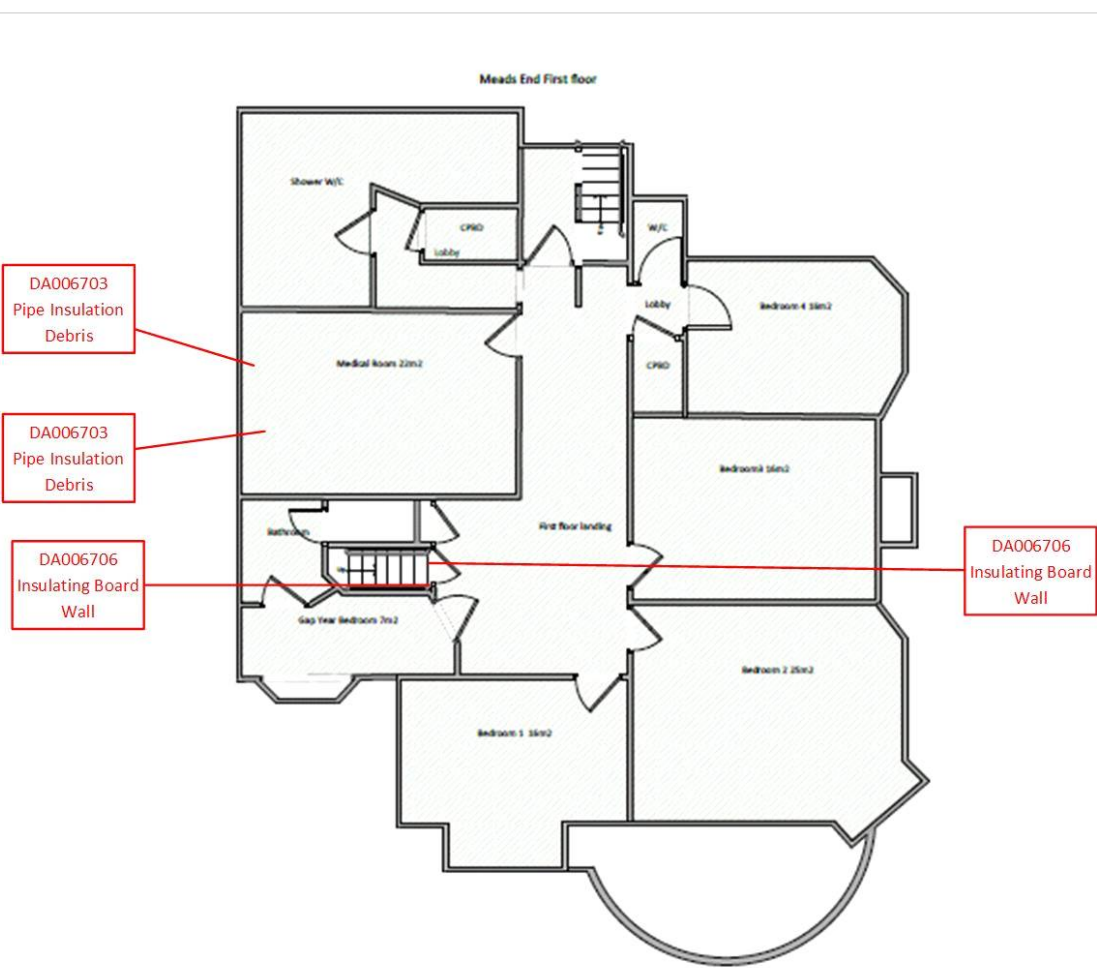
Comp / Txt

DA006712
Cement
Undercloaking
Throughout
NADIS

Client: Bede's School Trust (Prep School)
Site Address Meads End, Dukes Drive,Eastbourne
Position: External
Not to Scale



Client: Bede's School Trust (Prep School)
Site Address: Meads End, Dukes Drive,Eastbourne
Position: Ground Floor
Not to Scale



Key
AIB
TC
AC
Comp / Txt

Client:	Bede's School Trust (Prep School)
Site Address	Meads End, Dukes Drive,Eastbourne
Position:	1st Floor
Not to Scale	



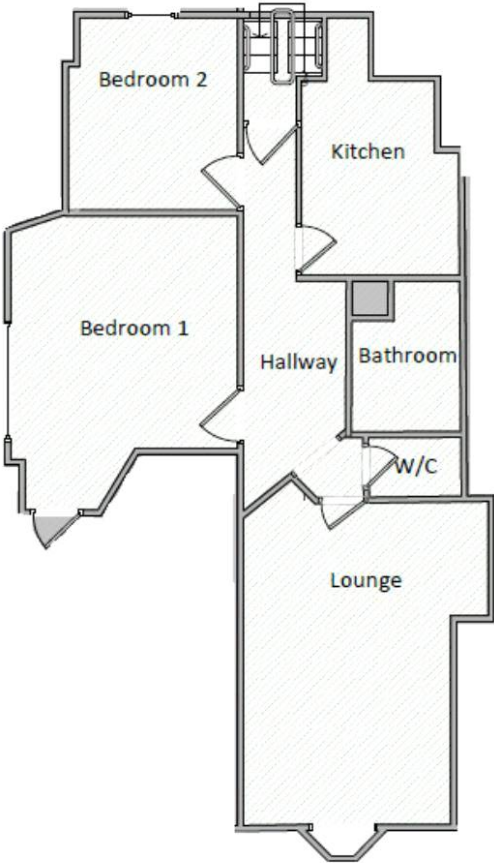
Key

AIB

TC

AC

Comp / Txt



No Samples
Taken To This
Floor

Client:	Bede's School Trust (Prep School)
Site Address	Meads End, Dukes Drive,Eastbourne
Position:	2nd Floor
Not to Scale	