

TYPE 2 ASBESTOS SURVEY & ASBESTOS REGISTER
REPORT No. EE60.2006
Brookfield Close
Chineham- Hampshire

Compiled by: a'Court Smith Consultancy
Birch House
1 Thompson's Close
Pirbright
Surrey – GU24 0JG

Tel: 01483 488228
Fax: 01483 488746

[e-mail: acourtsmith@btconnect.com](mailto:acourtsmith@btconnect.com)

- SECTION 1) PREAMBLE p.4-13**
- 2) METHODOLOGY p.14-15**
 - 3) ASSESSMENT DEFINITIONS p.16-19**
 - 4) QUICK REFERENCE p.20**
 - 5) SAMPLE ASSESSMENTS p.21-26**
 - 6) SUMMARY p.27-28**
 - 7) ASBESTOS REGISTER p.29- 31**
 - 8) CONCLUSION (Inc. Management Plan) p.32-34**
 - 9) STATEMENT p.35-36**

Preface:-

This document sets out to address the responsibilities and compliance required by the 'duty holder' as interpreted under the Health & Safety at Work Act, 1974: Control of Asbestos at Work Regulations, 2002: Regulation 4, 'Duty to manage asbestos in non-domestic premises'.

Although the title of Regulation 4 suggests 'non-domestic premises', the interpretation is also applied to the common parts of domestic premises, usually considered to be a part of the landlords business or investment interest, and for which the landlord is responsible.

Regulation 4 does not include those parts of a shared domestic property forming individual domiciles where the responsibility to maintain falls upon the tenant or lessee.

I	PREAMBLE
----------	-----------------

I.1 Introduction:-

Client: Astormile Limited

Client's Address: Astormile Limited
c/o Mr. E. D. Mc. Cloud
11 Oxted Green
Milford
Surrey – GU8 5DA

Client's Agent: Mr. Eric Mc. Cloud

Tel: 01483 417995
Mobile: 07831 330339

Site Address: Willow House - at Brookfield Close
Beech House Chineham
Sycamore House Basingstoke
Maple Lodge Hampshire - RG24 8RS

Status of properties: Residential (occupied)

Areas surveyed: Common parts only

Survey Date: Tuesday, 11th. July, 2006

Undertaken by: Vivian A. Smith (Senior Consultant/Partner)
Janice A. Smith (Consultant/Partner)

Use of this document (short cuts):-

Section 4 Sample Quick Reference offers speedy research of asbestos containing materials identified during this survey.

Once items containing, or suspected to contain, asbestos have been identified, turn to the relevant entry in section 5 for further information and a full description of the sample analysed.

I	PREAMBLE
---	----------

1.2 Terminology and definitions that may be used in the context of this report: -

ACM: Any asbestos containing material

AIB: Medium density asbestos insulating board - typical density 500 - 800 kg per m³. Used principally for interior work or in such locations where the material can be protected from the elements (e.g. painted soffit boards).

AC: High-density asbestos cement - density range >1000 kg per m³. Produced in flat or corrugated sheet form; Trafford tile (raised flat sheet with alternating convex interlocking sides. May be used on its own or as an underlining); moulded roofing sundries, cws tanks et cetera.

Mmmf: Machine made mineral fibre. Any fibrous material produced artificially such as glass fibre or mineral wool (other than asbestos based materials which are naturally occurring mineral fibres).

Chrysotile: Naturally occurring mineral white asbestos

Amosite: Naturally occurring mineral brown asbestos

Crocidolite: Naturally occurring mineral blue asbestos

HSE: Health & Safety Executive

HSC: Health & Safety Commission

EA: Environment Agency

CAWR 2002: *Control of Asbestos at Work Regulations 2002*

COSSH Regulations: *Control of Substances Hazardous to Health Regulations: 2002.*

CDM Regulations: *Construction Design and Management Regulations 1994*

ACoP & Guidance Note L.27, 4th Edition: 'Work with Asbestos which does not normally require a licence' 4th. edition

ACoP & Guidance Note L.28, 4th Edition 'Work with Asbestos Insulation, Asbestos Coatings and Asbestos Insulating Board' 4th. edition

ACoP & Guidance Note L127: 'The management of asbestos in non-domestic premises'

Management of Health and Safety at Work Regulations: *Management of Health and Safety at Work Regulations, 1999*

I	PREAMBLE
---	----------

1.2 Terminology and definitions that may be used in the context of this report:-

Hazardous Waste Regulations 2005: Superseding the revoked Special Waste Regulations, 1996

The term 'notifiable': 'Notifiable' as a requirement under the terms of the Asbestos (Licensing) Regulations, 1983 and/or CAWR 2002. This does not preclude the possibility that certain works will require notification to the appropriate authorizing authority for other purposes under separate legislation or local conditions.

Presumptive & Strong presumption: In Type 1 and 2 Surveys, may contain entries where no sampling is undertaken, and where the conclusion will be based upon the surveyors experience, product knowledge and opinion. Therefore, where asbestos is suspected to have been used or present, one or other of these terms will be employed.

Sample results: Sample results relate specifically to the sample under test. Where various applications have been employed for the same purpose, over a period of years, it is possible that asbestos of different types or a combination of asbestos and non-asbestos materials may exist and may look very similar or identical if painted over.

In other applications, such as textured finishes e.g. Artex, the amount of asbestos present may be very difficult to detect, since the composition will have been mixed on site from dry powder to which water is then added and stirred in.

The consistency of the mix (never more than a trace of asbestos) will be affected by the dexterity of the mixer and the gauge of the application. Furthermore, during the transitional period, and beyond, (since the manufacturers are no longer permitted to include asbestos in those products), it is possible that applications or repair-work of differing ages may be present in the same building or room.

While every effort is taken to overcome such problems, a cautionary note will be added where appropriate.

NB:-

1 Planned revision of CAWR 2002, due out in October 2006, proposes to de-regulate work with textured coatings, from requiring a 'licence to work with asbestos'.

2 A new, single code of practice and guidance note is proposed to replace L27 and L28 from December 2006.

I	PREAMBLE
---	----------

1.3 Instruction :-

Following an initial enquiry from Mr. Eric Mc. Cloud, on behalf of the properties landlords 'Astormile Limited', an instruction was received for a 'Court Smith Consultancy to undertake an asbestos survey of the common parts of those properties, for which Astormile Limited is responsible under the terms of CAWR 2002: Regulation 4, for the purpose of identifying asbestos containing materials within the property.

Accordingly, it was mutually agreed, between Mr. Mc. Cloud and Mr. V. A. Smith (representing a 'Court Smith Consultancy), that a visit should take place on Tuesday, 10th. July, 2006, to undertake the proposed asbestos survey in accordance with HSE Guidance Note MDHS 100.

1.4 Objective :-

That any asbestos containing materials found should be recorded and a register compiled to enable:-

- the condition of such ACM's to be monitored
- to allow the management of any ACM's found, that the integrity of the application(s) may be maintained in a safe condition
- to allow a point of reference to ensure that future maintenance works do not disturb ACM's unless intentionally
- that any intentional work with ACM's may be carried out in a professional, safe and regulated manner

Type 2 asbestos surveys offer the opportunity to undertake semi intrusive sampling while maintaining the fabric of the property.

The amount of disturbance needed to support the findings is minute and would not be sufficient to affect the ambient air quality within the property.

Type 2 surveys also allow for presumption or strong presumption where it is not practicable to undertake sampling by virtue of location or where there may be a risk to the surveyor in doing so.

Relevant sections of the information provided may also be useful, in the event of a future re-sale of the property, in part or whole, to support proposed statutory requirements under the terms of the Home Information Regulations, 2007, applicable from June 1st. 2007.

I	PREAMBLE
---	----------

**I.5 Extract from the Control of Asbestos at Work Regulations 2002:
Regulation 4: Duty to Manage Asbestos in non-domestic premises**

Regulation 4 is set out below:

Duty to manage asbestos in non-domestic premises

4.-(1) In this regulation "the dutyholder" means:

(a) every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress therefrom; or

(b) in relation to any part of non-domestic premises where there is no such contract or tenancy, every person who has, to any extent, control of that part of those non-domestic premises or any means of access thereto or egress there from, and where there is more than one dutyholder, the relative contribution to be made by each such person in complying with the requirements of this regulation will be determined by the nature and extent of the maintenance and repair obligation owed by that person.

(2) Every person shall cooperate with the dutyholder so far as is necessary to enable the dutyholder to comply with his duties under this regulation.

(3) In order to enable him to manage the risk from asbestos in non-domestic premises, the dutyholder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises. "Asbestos" is defined as the following minerals, that is to say, crocidolite, amosite, chrysotile, fibrous actinolite, fibrous anthophyllite or fibrous tremolite or any mixture containing any of those minerals (paragraph 2(1)).

(4) In making the assessment:-

(a) such steps as are reasonable in the circumstances shall be taken; and

(b) the condition of any asbestos which is, or has been assumed to be, present in the premises shall be considered.

(5) Without prejudice to the generality of paragraph (4), the dutyholder shall ensure that:-

(a) account is taken of building plans or other relevant information and of the age of the premises; and

(b) an inspection is made of those parts of the premises which are reasonably accessible.

I

PREAMBLE

**I.5 Extract from the Control of Asbestos at Work Regulations 2002:
Regulation 4: Duty to Manage Asbestos in non-domestic premises
continued.....**

(6) The dutyholder shall ensure that the assessment is reviewed forthwith if -

(a) there is reason to suspect that the assessment is no longer valid; or

(b) there has been a significant change in the premises to which the assessment relates.

(7) The dutyholder shall ensure that the conclusions of the assessment and every review are recorded.

(8) Where the assessment shows that asbestos is or is liable to be present in any part of the premises the dutyholder shall ensure that:-

(a) a determination of the risk from that asbestos is made;

(b) a written plan identifying those parts of the premises concerned is prepared; and

(c) the measures which are to be taken for managing the risk are specified in the written plan.

(9) The measures to be specified in the plan for managing the risk shall include adequate measures for:-

(a) monitoring the condition of any asbestos or any substance containing or suspected of containing asbestos;

(b) ensuring any asbestos or any such substance is properly maintained or where necessary safely removed; and

(c) ensuring that information about the location and condition of any asbestos or any such substance is:-

(i) provided to every person liable to disturb it, and

(ii) made available to the emergency services.

"Adequate" in this paragraph 4(9) is defined to mean "adequate having regard only to the nature and degree of exposure to asbestos" (paragraph 2(1)).

I

PREAMBLE

**I.5 Extract from the Control of Asbestos at Work Regulations 2002:
Regulation 4: Duty to Manage Asbestos in non-domestic premises
continued.....**

CAWR 2002: Regulation 4

(10) The dutyholder shall ensure that:

(a) the plan is reviewed and revised at regular intervals, and forthwith if:

(i) there is reason to suspect that the plan is no longer valid, or

(ii) there has been a significant change in the premises to which the plan relates;

(b) the measures specified in the plan are implemented; and

(c) the measures taken to implement the plan are recorded.

(11) In this regulation, a reference to:

(a) "the assessment" is a reference to the assessment required by paragraph (3);

(b) "the premises" is a reference to the non-domestic premises referred to in paragraph (1); and

(c) "the plan" is a reference to the plan required by paragraph (8).

The definition of "dutyholder" includes landowners, landlords and tenants. It is also likely to cover managing agents.

I

PREAMBLE

The points to note are as follows:

1. In a multi-let building, the landlord is likely to be responsible with respect to the common parts and structure. However, there may be some overlap with responsibilities where the tenant has an internal repairing covenant; where the whole of the building is let under an FRI lease, the tenant will have a primary responsibility under the Regulations. The landlord will have a duty to provide information to the tenant to enable him to comply with his duties;
2. past uses of asbestos include:
 - spray coating on steelworks, concrete walls and ceilings - for fire protection and insulation;
 - lagging on pipe work, boilers and ducts; insulating board used as wall partitions, fire doors and ceiling tiles and cement products - sheeting on walls and roofs, tiles, cold-water tanks, gutters, pipes and in decorative plaster finishes.

I	PREAMBLE
---	----------

1.6 Exclusions :-

- Materials in such a position as to prevent reasonable access by virtue of location or that may otherwise present a perilous situation to the surveyor.
- Materials forming a component of any piece of domestic equipment.
- Materials buried in or around the site; concealed by the decorative order or fabric of the building, where to ascertain its presence would give rise to major works (e.g. earth moving or significant demolition).
- Materials forming any integral part of plant or machinery.
- ACM's sealed into the fabric of any fitting or application where the asbestos content cannot be reasonably detected.
- The survey does not cover the wider issue of other materials falling into categories included in the COSHH Regulations, although reference may be made to any such material as a matter of course.
- The survey is confined to the common parts of each building, for which our client holds a responsibility within the terms of CAWR 2002: Regulation 4.

GENERAL NOTES

Note 1:-

Whilst excluding the above, areas of possible concern will be noted.

EH40 Occupational Exposure Limits gives further information to the range of materials covered by COSSH Regulations.

Note 2:-

When instructing major work with asbestos, it is necessary to note that for work with asbestos insulation, asbestos coatings and asbestos insulating board, a contractor licensed to carry out such work by the Health and Safety Executive, under the terms of the Asbestos (Licensing) Regulations, 1983 (and amendment 1998) and Control of Asbestos at Work Regulations, 2002, will need to be employed.

Work of an ancillary nature may be carried out by a non-licensed contractor where, in the course of employment, small amounts of asbestos, of the type normally requiring a license, are found; providing such work does not exceed more than one hour per week per person nor more than two hours per week on aggregate.

This allows work by other trades, to be carried out expeditiously, but prevents an employer from carrying out major works using a greater number of operatives.

Work with asbestos cement products, asbestos wood, mastics paints and resins containing asbestos, are outside the scope of the Asbestos (Licensing) Regulations.

Note 3:-

A licensed contractor is obliged to notify the appropriate authority at least 14 days prior to carrying out work with asbestos, under the terms of the Asbestos (Licensing) Regulations, prior to commencement of work at a given site.

Work with asbestos for which a licence is not required need only be notified on the first occasion that it is intended to work with the material. Separate notifications are not required for each and every job, whether at the same work place or several, unless there is a significant change in the work method.

Note 4:-

All quantities expressed in this document are approximate. Contractors proposing to undertake work with asbestos should verify quantities on site.

2	METHODOLOGY
----------	--------------------

2.1 Format

The survey has been undertaken in accordance with HSE Guidance Note MDHS 100.

MDHS 100 details three types of survey from which a Type 2 Asbestos Survey was selected as being the most appropriate.

Type 2 asbestos surveys allow for semi intrusive probing, within the bounds of reasonability, to determine the presence of ACM's. However, there are obvious limitations as previously stated where the element of 'presumption' will be used, drawing upon using the surveyors' opinion and experience of asbestos materials and their application.

2.2 Collection of Samples

Unless specified otherwise, bulk sample materials have been extracted and sealed into individual, double self- seal, polythene bags; each sample having been assigned a sample number. Where practicable, the place from which the sample has been drawn is marked with a label containing the following information:-

- Our title
- Survey number
- Sample number
- Date
- Our contact telephone number

Samples were taken from all materials likely to contain asbestos, notwithstanding those circumstances indicated in the 'Exclusions' section of Part I of this document. Where similar material has been used in a like application and also, in the opinion of the surveyor, there is a strong presumption that the material is consistent with previous materials of like nature, further sampling has not been repeated; thus ensuring minimal disturbance of ACM's.

Samples may also be drawn from materials known to the surveyor as asbestos free, but that to the untrained eye may appear to be asbestos, to avoid confusion at a later date.

2.3 Method of Analysis

The method of sampling has been carried out in accordance with BS EN ISO/ IEC 17025: 2000 and in-house procedures.

Sample material has been broken down under laboratory conditions using an aqueous solution to avoid fibre release. The samples are then grouped and set out to dry using a low heat Gallenkamp drying cabinet. These are then mounted onto microscope slides for visual inspection using a conventional optical stereoscopic microscope fitted with a polarizing attachment and employing RI fluids.

The results have been compared with control slides of known values.

The sequence was as follows:-

1. A preliminary visual examination of the whole of the bulk material to assess the sample type and required treatment of the sample (if any).
2. Where practicable, fibres were separated from the main bulk to release or isolate for identification purposes.
3. A detailed and thorough examination under the microscope was made to classify the fibre type(s).
4. Representative fibres were mounted in appropriate RI liquids on microscope slides.
5. The different fibrous components were identified using polarized light microscopy.

3

ASSESSMENT DEFINITIONS

3.1 Report Strategy Definitions

In accordance with MDHS 100, all suspected asbestos containing materials on the site have been assessed to consider their potential for fibre release. This assessment has been established using the 'material assessment algorithm defined in MDHS 100. The results have been calculated using 'Mastec' integrated software.

The assessment is based upon:-

- 1 Material assessment score
- 2 The location of the material
- 3 Its extent
- 4 The status/ usage of the location
- 5 The occupancy and susceptibility to damage

A mathematical algorithm has *not* been used to determine 'priority' assessment, due to the great range of variables involved from one site to another.

Implementation of the system will ensure: -

- A safe working environment
- Compliance with the appropriate Health & Safety Legislation

A priority rating will be assigned to each asbestos element identified at the sites surveyed. Non-asbestos elements will not be rated.

NB: Deleterious materials, other than asbestos, may be found to be present at some of the locations. However, these materials are outside the scope of the current survey but, where possible, will be noted. Further reference should be directed towards the current edition of HSE Guidance Note EH40 "Occupational Exposure Limits "revised annually.

3	ASSESSMENT DEFINITIONS continued
---	----------------------------------

3.2 Assessment of the Condition of Asbestos Elements

GOOD - No visible damage

LOW DAMAGE - superficial scratches and edge damage and surface abrasion.

MEDIUM DAMAGE - Significant damage or several areas revealing exposed asbestos fibre.

HIGH DAMAGE - damage or de-lamination of materials resulting in visible asbestos debris.

3.3 Assessment of Damage Potential

The damage potential is assessed in relation to the vulnerability of each asbestos element based upon the usage of the area in which it is found and the potential for damage caused by impact or exposure to prevailing atmospheric/ climatic conditions.

LOW - ACM's located in such a position as to prevent mechanical damage by outside forces or by the nature of the materials own robustness or other physical characteristic.

MEDIUM - ACM's that would not normally be affected apart from intentional circumstances (e.g. during the removal of panels for maintenance).

HIGH - ACM's that are within normal reach and likely to be damaged during daily usage of the area concerned or by virtue of the composition are less likely to withstand atmospheric / climatic conditions.

This last category is a broad base and some materials which would otherwise fit MEDIUM may fall into the HIGH category if they have been damaged previously, and as a result become exposed to further influences as a result.

3	ASSESSMENT DEFINITIONS continued
---	----------------------------------

3.4 Assessment of Friability

LOW - Fibres that are locked into a high-density material such as asbestos cements or resins and remain undisturbed. The category must be adjusted if machining or intentional breakage takes place.

MEDIUM - Materials normally in LOW but are in poor condition due to surface erosion or other factor. The category also includes sealed / unsealed AIB and other medium density materials such as flange gasket material.

HIGH - lagging, asbestos rope, low density AIB and damaged AIB materials normally classified as MEDIUM.

3.5 Assessment of Priority (CAWR 2002: Reg. 4 only)

Priority 1:-

ACM's which are in a condition or location that requires urgent attention.

The ACM's are not suited to any form of containment programme, as a result of which the matter should be addressed either by complete removal or decontamination (depending on the circumstances).

Asbestos debris and non-asbestos surfaces being in contact with asbestos, or asbestos debris will be given a Priority 1 rating.

Priority 2:-

Priority 2 materials are in a condition requiring some remedial attention ranging from minor attendance to encapsulation of the whole, by means of encasement or use of a proprietary encapsulant, such as Idenden ET150 (a water based elastomeric mastic which can be sprayed onto larger surfaces or applied with a brush).

NB: Substances such as ET150 are not suited for AC roofing, (when chlorinated rubber paint should be used). ET150 will also discolour and char at high temperature, when in such circumstances, it may be more appropriate to use an aluminium paint.

On conclusion of Priority 2 works, ACM's so treated may be given a Priority 3 rating.

3	ASSESSMENT DEFINITIONS continued
----------	---

3.5 Assessment of Priority (CAWR 2002: Reg. 4 only)
continued.....

Priority 3: -

ACM's in this category are stable materials requiring no remedial unless disturbed.

Consideration must be given to routine maintenance and the possibility of inadvertent damage caused by personnel carrying out their normal routine.

Priority 3 is only maintained if the status quo remains consistent and may be affected by planned maintenance.

It is necessary to ensure that building managers remain aware of any activities likely to affect the rating.

3.6 Risk Assessment Ratings

- 0-4 (VERY LOW) ACM's with a very low potential to release fibres (e.g. AC products in good condition; asbestos wood; asbestos resins and compounds).

NB: These are not all high density products, for example, the black insulator pads beneath some stainless steel sinks from which the separation and release of fibres from the host material is virtually impossible.

- 5-6 (LOW) ACM's with a low potential to release fibres if disturbed.
- 7-9 (MEDIUM) ACM's having a medium potential to release fibres if disturbed
- 10 or above (HIGH)

NB: The assessment is based upon the material condition, application and location at the time of surveys. Under exceptional circumstances, all ACM's are susceptible to an increase in fibre release potential based upon the degree of disturbance and quantity involved.

4	SAMPLE QUICK REFERENCE
----------	-------------------------------

Sample Ref:	LOCATION	APPLICATION	RESULT
EE60.2006/01	4/3 Willow House	Textured ceiling coating	ASBESTOS Chrysotile
EE60.2006/02	4/3 Willow House	Undercloaking to verge tiles on porch roof	ASBESTOS Chrysotile
EE60.2006/03	7/8 Willow House	Textured ceiling coating	ASBESTOS Chrysotile
EE60.2006/04	7/8 Sycamore House	Textured ceiling coating	ASBESTOS Chrysotile
EE60.2006/05	7/8 Sycamore House	Floor tiles to stairwell (beneath carpet)	No asbestos found

Please note:-

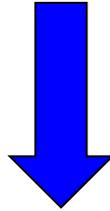
In the writer's opinion, the samples above are representative and consistent with the application of materials used in all common areas of Willow House, Sycamore House, Beech House and Maple Lodge.

For the purpose of assessment no further samples were deemed necessary.

Please refer to register for full list of applications.

5

SAMPLE ASSESSMENTS

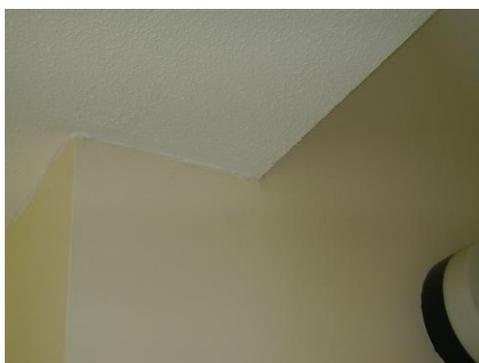


SAMPLE REF	LOCATION	APPLICATION	RESULT	APPROX. CONTENT
EE60.2006/01	4/3 Willow House	Textured ceiling coating	ASBESTOS Chrysotile	2%

Internal	Yes
External	

Material	'Artex' or similar wet applied coating onto ceilings above stairs, hallway and landing areas
Treatment	Painted
Condition	Good
Friability	Low
Damage potential	Low
Recommended action	<ul style="list-style-type: none"> a) Monitor condition b) Maintain in good decorative order c) Operate a permit to work procedure for any task likely to disturb this application d) Ensure that decorators do not use abrasive methods to remove flaking paint at anytime
Risk	2
Notifiable	Major work: Yes Minor work: No
Comment	<p>Proposals to de-regulate work with textured decorative coatings of this type are scheduled for CAVR 2006</p> <p>The application is consistent throughout Willow House, Sycamore House, Beech House and Maple House</p>

Date collected	11/July/2006
Date analysed	13/July/2006



SAMPLE REF	LOCATION	APPLICATION	RESULT	APPROX. CONTENT
EE60.2006/02	4/3 Willow House	Undercloaking to verge tiles on porch roof	ASBESTOS Chrysotile	10%

Internal	
External	Yes

Material	High density asbestos board material (AC or similar)
Treatment	Contained between the fabric of the structure/building
Condition	Good
Friability	Low
Damage potential	Low
Recommended action	Adopt a permit to work policy for any task likely to disturb the material otherwise none necessary, unless carrying out major work to the roof structure
Risk	2
Notifiable	No
Comment	<p>There is no risk to residents, while the status quo is maintained since, apart from a small exposed edge, the remainder is concealed within the fabric of the building.</p> <p>However, the porch roofs show signs of subsidence where the weight of the concrete tiles are putting pressure on the asbestos beneath. This could lead to early deterioration.</p> <p>The application is consistent throughout Willow House, Sycamore House, Beech House and Maple House on both porch, principal roofs of each house and garages to rear.</p>

Date collected	11/July/2006
Date analysed	13/July/2006



SAMPLE REF	LOCATION	APPLICATION	RESULT	APPROX. CONTENT
EE60.2006/03	7/8 Willow House	Textured ceiling coating	ASBESTOS Chrysotile	2%

Internal	Yes
External	

Material	'Artex' or similar wet applied coating onto ceilings above stairs, hallway and landing areas
Treatment	Painted
Condition	Good
Friability	Low
Recommended action	Low
Risk	<ul style="list-style-type: none"> a) Monitor condition b) Maintain in good decorative order c) Operate a permit to work procedure for any task likely to disturb this application d) Ensure that decorators do not use abrasive methods to remove flaking paint at anytime
Notifiable	2
Comment	Major work: Yes Minor work: No
	<p>Proposals to de-regulate work with textured decorative coatings of this type are scheduled for CAVR 2006</p> <p>The application is consistent throughout Willow House, Sycamore House, Beech House and Maple House</p>

Date collected	11/July/2006
Date analysed	13/July/2006

No Photograph

SAMPLE REF	LOCATION	APPLICATION	RESULT	APPROX. CONTENT
EE60.2006/04	7/8 Sycamore House	Textured ceiling coating	ASBESTOS Chrysotile	2%

Internal	Yes
External	

Material	'Artex' or similar wet applied coating onto ceilings above stairs, hallway and landing areas
Treatment	Painted
Condition	Good
Friability	Low
Recommended action	Low
Risk	<ul style="list-style-type: none"> a) Monitor condition b) Maintain in good decorative order c) Operate a permit to work procedure for any task likely to disturb this application d) Ensure that decorators do not use abrasive methods to remove flaking paint at anytime
Notifiable	2
Comment	Major work: Yes Minor work: No
	<p>Proposals to de-regulate work with textured decorative coatings of this type are scheduled for CAVR 2006</p> <p>The application is consistent throughout Willow House, Sycamore House, Beech House and Maple House</p>

Date collected	11/July/2006
Date analysed	13/July/2006

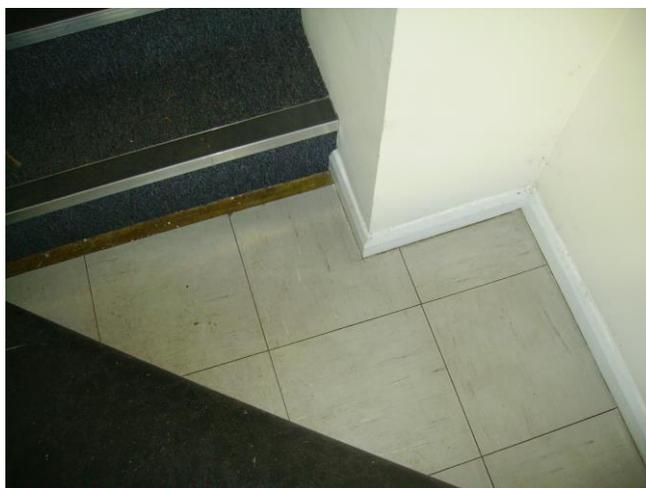
No Photograph

SAMPLE REF	LOCATION	APPLICATION	RESULT	APPROX. CONTENT
EE60.2006/05	7/8 Sycamore House	Floor tiles to stairwell (beneath carpet)	No asbestos found	

Internal	Yes
External	

Material	Thermoplastic floor tiles containing silica particles and some mmmf
Treatment	Not applicable
Condition	Not applicable
Friability	Not applicable
Recommended action	Not applicable
Risk	Not applicable
Notifiable	Not applicable
Comment	The application is consistent throughout Willow House, Sycamore House, Beech House and Maple House

Date collected	11/July/2006
Date analysed	13/July/2006



6	SUMMARY
----------	----------------

All properties:-

LOCATION	APPLICATION
ELEVATIONS	External brick with timber soffit boards and fascias Internal block-work (plastered)
CEILINGS	Mixture of concrete and plasterboard with applied textured decorative coating
ROOF VOIDS	Trap doors to roof voids are plywood (no insulated backing) Loft areas insulated with mmmf mattress
ROOFING FABRIC	Sarking: modern mineral felt Tiles: Marley type concrete tiles Undercloaking: High density asbestos board
RAINWATER GOODS	Plastic
FLOORS	Solid concrete with thermoplastic floor tiles covered by contract grade carpet; coconut mat to bottom of stairwell.
STAIRS	Solid concrete carpeted. Nosing strips to leading edge of steps are of a non-fibrous man made composition.
METER CUPBOARDS	Fibreglass
GARAGES	Roof structure as residences Elevations as residences Internal: not accessible (locked)

6	SUMMARY
----------	----------------

Roofing tiles @ approximately 0.3m per tile, from leading edge to next leading edge, when multiplied gives approximate run of asbestos beneath in linear metres

Location	Units	Enclosed single pitch roofed porch	Open apex roofed porch
Willow	1		x 4 tiles per verge
	6		x 4 tiles per verge
	4/3	x6 tiles per verge	
Sycamore	1		x 4 tiles per verge
	6		x 4 tiles per verge
	7/8	x 7 tiles per verge	
Beech	1		x 4 tiles per verge
	6		x 4 tiles per verge
	7/8	x5 tiles per verge	
Maple	1		x 4 tiles per verge
	2		x 4 tiles per verge

Porch roof types:-

Single pitch



Apex



Garages: 4x gangs of 4, each with 11 tiles to each verge (i.e. 44 verge tiles to each unit):-



Main roofs to residences = average of 18 tiles per verge:-



This section begins with a general list of *asbestos materials only*, extracted from the full list of samples taken during the current Survey EE60.2006.

After each entry, a listing has been provided for future inspections. Once the entries have been used, further copies of the report sheets may be down-loaded from the disc provided, or by transferring the content to a remote computer using the 'save as' mode and copying to 'C' drive. The disc is otherwise 'read only'.

Inspection reports may be saved in this method, or downloaded as hard copies to be appended to the report file at a later date.

The frequency of inspections usually depends upon the location and susceptibility of the ACM in question. This does not preclude the entry of accidental damage, which should be recorded, together with the appropriate action taken, and air test results appended where necessary.

In most instances, other than where exceptional circumstances prevail, we recommend that re-inspections should be undertaken at least within a 12 months period.

Recommended action is subject to our client's future intentions and programme of works.

The recommended action advised in this document is as the situation appears at the time of the survey. In most instances, there will be alternatives; therefore the first recommendation represents that which appears the most economical solution to allow our client to conform to current legislation.

Any action taken, as a result, will be at our client's choosing and convenience.

REFERENCE	PROPERTY	APPLICATION	RESULT	APPROX. CONTENT
EE60.2006/01 EE60.2006/03 EE60.2006/04	Willow House Sycamore House Beech House Maple Lodge	Textured ceiling coatings	ASBESTOS Chrysotile	2%

Risk factor if disturbed: 2

- a) Monitor condition
- b) Maintain in good decorative order
- c) Operate a permit to work procedure for any task likely to disturb this application
- d) Ensure that decorators do not use abrasive methods to remove flaking paint at anytime

Date of inspection	11 th July 2006	Date of re- inspection	
Carried out by	A'COURT SMITH CONSULTANCY	Carried out by	
Representative	V.A. SMITH	Representative	
Next Inspection	12 months	Next Inspection	
Condition	Good		

Certified by:

Vivian A. Smith (Senior Consultant)

REFERENCE	PROPERTY	APPLICATION	RESULT	APPROX. CONTENT
EE60.2006/02	Willow House Sycamore House Beech House Maple Lodge Garages	Undercloaking to verge tiles on all roofs (High density asbestos board – Not AIB)	ASBESTOS Chrysotile	10%

Risk factor if disturbed: 2

- a) Monitor condition (especially in relation to further subsidence of porch roofs)
- b) Operate a permit to work procedure for any task likely to disturb this application

Date of inspection	11 th . July 2006	Date of re- inspection	
Carried out by	A'COURT SMITH CONSULTANCY	Carried out by	
Representative	V.A. SMITH	Representative	
Next Inspection	12 months	Next Inspection	
Condition	Good		

Certified by:

Vivian A. Smith (Senior Consultant)

8.1 Management Plan

- 1. Appoint a named representative to be the 'duty holder' responsible for maintaining the responsibilities under the Control of Asbestos at Work Regulations 2002, Regulation 4 'Duty to manage asbestos in non-domestic premises'.**
- 2. Organize a programme of work to address issues raised within the current survey or through later developments.**
- 3. Employ contingency arrangements for planned maintenance or accidental damage to asbestos containing materials identified in this report.**
- 4. Organize formal periodic inspections on an annual basis or sooner, depending on circumstances. Record findings.**
- 5. Ensure that damage to any asbestos surface is recorded, together with the circumstances, date and action taken.**
- 6. Maintain the asbestos register, to include the date and findings of future inspections; any action required; action taken; alterations to circumstances or deletions.**
- 7. Operate a 'permit to work' procedure for any task likely to disturb asbestos at this location**

8	CONCLUSION
----------	-------------------

8.2 Instructing work with asbestos:-

Not all work with asbestos requires the services of a licensed contractor see General Notes p.16; but for work that is likely to require the services of a licensed contractor:-

1	The nominated contractor is obliged to notify the appropriate enforcing authority of the intention to work with asbestos, at a given site, at least 14 days prior to commencement on site (this includes setting up time).
2	The notification must also be accompanied by the contractors own method statement and risk assessment relating specifically to the proposed works (and not a generalized format).
3	Our client is advised to allow sufficient time for consultation and to review the contractor's method statement, prior to the documents being submitted to the enforcing authority. This will save any misunderstandings and possible delays at a future date.
4	The enforcing authority will not accept notifications to work with asbestos at a given site, unless supported by the complete documentation; day 1 of the 14 days notification being counted only from the day the complete documentation is received
5	Any deviation from the original plan must be set out in writing and full details given to the enforcing authority before the work can commence, or re-commence if work has already begun

The Control of Asbestos at Work Regulations, 2002, applies to all work with asbestos, regardless as to whether or not such work is likely to require the services of a contractor licensed to work with asbestos under the terms of the Asbestos (Licensing) Regulations, 1983.

However the extent to which the Regulations will apply depends upon the duration of the work, type of asbestos involved and its potential to release fibres into the atmosphere if disturbed. Therefore anyone employed to undertake work with asbestos should have a knowledge of the hazards, preventative control measures and safe systems of work.

Refer to HSE/C ACoP and Guidance Notes L27 and L.28.

8	CONCLUSION
----------	-------------------

8.3 General

At the time of writing, major work with decorative textured coatings, requires the services of a licensed asbestos contractor and is notifiable to the appropriate authority, entrusted with maintaining the integrity of the Health and Safety at Work Act, 1974: Control of Asbestos at Work Regulations, 2002.

Work with asbestos cement does not usually require the services of a licensed contractor, nor any work with asbestos material, normally requiring the services of a licensed contractor, where such work is not likely to exceed the environmental limit for the type of asbestos concerned.

All work with decorative textured coatings, of the type found at this property, is subject to review and proposal for de-regulation in CAWR 2006 (October 2006).

9

STATEMENT

The undersigned confirms that the information provided within this report represents a true and accurate account of asbestos containing materials found at :-

Willow House
Sycamore House
Beech House
Maple Lodge on the date of inspection.

Your attention is drawn to the exclusions in Section I Preamble, and to the limitations of a Type 2 Asbestos Survey, as defined in HSE Guidance Note MDHS100.

The undersigned has found the asbestos containing materials at the property to be in good general condition, but is concerned that in some instances settlement has caused porch roofs to subside under the weight of the heavy Marley type concrete tiles. Further movement may cause breakage of the asbestos under-cloaking to verges.

The general condition of the soffit boards, at the time of writing, does not present a hazardous situation but will require some maintenance shortly.

Occupants are not at risk from decorative textured ceiling coatings or other ACM's while the present status quo is maintained.

The revised CAWR 2006 is due in October 2006, replacing CAWR 2002.

The Asbestos (Licensing) Regulations and Asbestos (Prohibitions) Regulations are to be compounded into the one set of Regulations. Accordingly, a revised single Approved Code of Practice and Guidance Note is proposed.

Until such time references to CAWR 2002, L27 and L.28 remain applicable.

The writer has had the opportunity to review the Consultative Document C4 10/05.

Draft Regulation 3 (2) supports the existing Regulation that work with asbestos cement shall continue *not* to require the services of a licensed contractor *neither* will it require notification to the enforcing authority (applicable to some other types of asbestos materials) before commencement of works.

As previously referred to, work with decorative textured coatings are likely to be de-regulated, under the same provision.

9

STATEMENT

There are no proposals to amend any part of CAWR Regulation 4, although CAWR 2002, the Asbestos (Licensing) Regulations and the Asbestos (Prohibitions) regulations are to be consolidated into the one instrument.

New ACoPs and Guidance Notes replacing L27 and L28 will also be published.

Authorized signatory:

Vivian A. Smith (Senior Consultant/Partner)

pp a'Court Smith Consultancy

Date: Thursday 13th. July, 2006

The content of this report is protected by United Kingdom copyright laws and is to be used only for the purpose for which it is intended by our client, or our client's agent.

The originator accepts no responsibility for misuse or future amendments from the original transcript, unless certified by an authorized representative of a'Court Consultancy.

a'Court Smith Consultancy © 2006

E&OE