Refurbishment Asbestos Survey Report

Client: Sue Ryder

Of

Thorpe Hall Lodge West Wing, Thorpe Road, Longthorpe, Peterborough, PE3 6LW

Reference	**9679**	**Survey Date**	**27th September 2012**
Report Date	**9th October 2012**	**Surveyor**	**D. Scott, P. Blenkinsopp & P. Hunter**

UKAS INSPECTION
7500

In accordance with the
CONTROL OF ASBESTOS REGULATIONS 2012

www.thinkasbestos.co.uk

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Record Of Work Conducted Onsite

Site Address: Thorpe Hall Lodge West Wing, Thorpe Road, Longthorpe, Peterborough, PE3 6LW

Any persons conducting work on this site must read this document in full and acknowledge that they have done so by completing the table below.

	Date	Worker Name	Company	Nature and location of planned work
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

1 Park Road North
St Georges Place
Blackhill
County Durham
DH8 5UN
Tel: 01207 438313

Sue Ryder,
1st Floor, Kings House,
Kings Street,
Sudbury,
Suffolk.
CO10 2ED

Date: 9th October 2012

Report Reference: 9679

Survey carried out by D. Scott, P. Blenkinsopp & P. Hunter.

Dear Miss Goodenough,

RE: Thorpe Hall Lodge West Wing, Thorpe Road, Longthorpe, Peterborough, PE3 6LW

Upon your written instruction a Refurbishment asbestos survey has been carried out at the above address.

The following report is compiled for your convenience using the following sections for ease of navigation:

Introduction & Explanatory Notes - This section provides information on the Control of Asbestos Regulations (CAR) and guidance on using this report and its registers in order to best comply with the asbestos regulations.

ACM Register - This section provides information on those materials identified as containing asbestos. The information includes full risk assessment and photographs.

Non ACM Register - This section provides information on those materials identified as not containing asbestos. The information includes photographs and plan identification symbols.

Site Plans - This section provides information on the location of the identified ACM's & Non ACM's. It also indicates the extents of the asbestos where possible.

Asbestos Containing Materials Register Sheets Summary & Conclusions - This section provides at a glance information taken from the ACM register sheets which will help you best identify quickly, which ACM's require your most immediate attention, and how the material should be dealt with.

Certificates & Other Information - This section provides certificates of analysis from the UKAS accredited laboratory which identifies the type of asbestos in any material. This section should also be used to insert copies of any paperwork relating to the management or removal of any ACM, this may include air test certificates, certificates of re-occupation or historic management plans & risk assessments.

Yours sincerely

P. Blenkinsopp

Surveyor/Consultant

Introduction & Explanatory Notes

GENERAL SITE AND SURVEY INFORMATION

Objectives of Survey

The aim of the survey was, as far as reasonably practicable, to locate and assess all the Asbestos Containing Materials (ACMs) present in the building.

There planned works were to allow for the tracing and reinstating of mechanical and electrical (M&E) equipment and to allow for a large extension to run from the front face of the West Wing.

Where the supplied plans and scope of works defined the area as not being affected by the proposed works a Management asbestos survey inspection was carried out, where there was doubt over the extent of the M&E to be altered we worked with delegates from the M&E company.

Our report, which follows, sets out the findings of the survey to assist you in managing the risks arising from the presence of any ACMs found in the building as required by the Control of Asbestos Regulations 2012.

Areas Surveyed and Scope of Works

Our survey was confined to the areas noted below as requested and agreed and defined extensively within the desk top study and provided site plans (as included within the plan section of this report):

- The West Wing- Basement, Ground Floor, First floor, Second Floor, Bell Tower & Loft Spaces
- The Gardeners Hut
- Former Carpenters Workshop

Summary of Areas Containing Asbestos

- The West Wing, GF7 ,2F3, & Bell Tower- Bakelite door handles presumed to contain Crocidolite asbestos
- Gardeners Shed - Bakelite toilet seat strongly presumed to contain Crocidolite asbestos
- Former Carpenters Workshop - Flashguards to fusebox strongly presumed to contain Chrysotile

No Access Areas

It was not possible to inspect the first floor of the gardeners shed due to the floor being unsafe or the riser in GF3 of the west wing due to live appliances blocking the hatch.

Any area recorded here was not accessed and should not be occupied or otherwise disturbed for any purpose until such time as safe access arrangements have been made and the area/product confirmed/refuted as containing asbestos.

General Description of Property

Directions are as if facing front elevation unless otherwise stated.

The building includes the following features:

The building is of an age when asbestos materials were used widely in construction, in this instance Thorpe Hall was constructed prior to common use of asbestos however asbestos materials could have been introduced into the construction and insulation during this time. It is currently occupied and in use as a Hospice. General building construction is as follows:

Thorpe Hall is an approximately 350 years old and is a grade 1 listed building. It is constructed primarily of stone, however many of the internal structural walls are brick and the partition walls are plasterboard/ timber stud and in some cases lath and plaster.

The roofs over the whole building including the external sheds are timber framed and slated, there are metal rain water goods throughout and the main building has ornamental stone soffits/fascias.

Internally, the majority of ceilings are plaster skimmed, either to lathes, or in more modern areas to plasterboard, although GF19 has a fibreboard ceiling and GF10a & b has suspended M.M.M.F. (Man Made Mineral Fibre) ceiling tiles. The walls are a combination of plaster skimmed solid and plaster skimmed, plasterboard/ stud partition walls. In several areas there are ceramic wall tiles and laminate wall coverings.

The basement floor is bare flag stones, the ground floor is concrete and flag stones and the first and second floors are constructed from timber. The floors are covered with a combination of carpets, modern vinyl floor covering and ceramic floor tiles.

The boxing throughout the property is timber framed and almost entirely timber panelled, with the occasional plasterboard panel in place. The service risers are all plaster skimmed plaster board and where accessed were found to be timber framed and attached directly to the solid wall.

Within the risers, boxing and voids, are a combination of plastic, copper and cast iron pipes which are insulated in places with M.M.M.F. or modern foam lagging, there is also flexible metal and plastic ducting.

Survey Method

The survey and assessment has been carried out in accordance with the Health & Safety Executive guidance document HSG 264. Asbestos – The Survey Guide, and to HSG248 - The Analysts Guide. Our total risk scores are based on Health & Safety Guidance Note HSG227, guidelines as per HSG264 and A.D. Scott Asbestos Consultancy Ltd Surveying Procedures Manual.

Type of Survey

A Refurbishment/Predemolition Survey has been carried out in accordance with HSG264. In this type of survey representative samples and Strong Presumptions are made of suspected asbestos-containing materials where a requirement is apparent samples are collected and analysed for the presence of asbestos. Where analysis confirms the presence of asbestos, other similar homogeneous materials used in the same way within the building will be strongly presumed to also contain asbestos.

Information, Instruction and Training

Conducting an asbestos survey does not indicate that you are complying with the regulations. It is the first step toward managing the risk from exposure to asbestos and is the foundation upon which identified risk items and areas should be managed on what could be a permanent basis.

It is required that all employers shall ensure adequate information, instruction and training is given to persons who are likely to be exposed to asbestos in their work and those who manage asbestos containing materials (these include surveyors, maintenance workers, building site workers, building managers, electricians, cable installers, joiners, plumbers, etc.. This is to ensure they understand the consequences of being exposed to asbestos, its properties and where it is likely to be found. It will allow them to recognise materials (of which there are over 3000 in the UK alone) that may contain asbestos and to ensure they do not inadvertently disturb them.

Please call us if you would like to discuss your training requirements further. 01207 438 313.

Types of Asbestos

There are six asbestos types: Chrysotile, Amosite, Crocidolite, Fibrous Tremolite, Fibrous Anthophyllite, and Fibrous Actinolite. Chrysotile, Amosite and Crocidolite are the most common present in construction materials in the UK. The HSE state that there is no safe level of exposure to any type of asbestos. All asbestos is classed as a type 1 human carcinogen.

Quantifying Asbestos Containing Materials.

Quantities stated are approximate extents and are derived from pacing the floor areas and best judgement, where possible laser measuring devices have been used. Extents should be verified prior to conducting work on the asbestos containing material.

Limitations of Survey

Whilst every effort has been made to access and record each occurrence of asbestos materials in this property, some suspect materials may remain inaccessible until such time as major disturbance to plant or building structure occurs. Consequently, it is not possible to define any particular area as being 'asbestos-free'.

It shall be noted that our experienced qualified surveyors have made every reasonable effort to locate and assess all asbestos containing materials on this site within the remit of this survey, the scope of which was defined prior to the surveyor visiting your property in document ADSCS20, however the following should be noted:

Any asbestos survey conducted at a premises may not identify all Asbestos Containing Materials (ACM's) onsite and as such some ACM's may remain undetected in the property or area covered by that survey, the only survey which is likely to identify all ACM's is that which is conducted in conjunction with a demolition contractor at the point of the buildings demise.

This could include but may not be limited to the following reasons:

- Asbestos materials are present in areas not identified or included in the original scope of works.
- This survey will detail all areas accessed and all samples taken or strongly presumed. Where a readily identifiable area is not covered by this survey it will be designated as a No Access Area, (as per the Desk Top Study and Terms of Engagement letter which you will have received prior to the site visit).
- A change in the scope of works - In the event that asbestos has been identified during the course of this survey and it is evident that areas of the property which are now included within the scope of works (either original or not) have not been satisfactorily accessed then further inspections should be made.
- Some ACM's do not contain a homogenous mix of asbestos, such as textured coatings, every reasonable effort is made to identify homogenous materials from materials with an inconsistent distribution of asbestos. Sampling techniques are modified to include sub samples in the event of the surveyor identifying such materials though no guarantee can be given that the sample is completely representative of the parent material. AD Scott Asbestos Consultancy Ltd, take every reasonable step in accordance with published guidelines pertaining to standard sampling techniques.

A.D. Scott Asbestos Consultancy Ltd cannot be held responsible for any damage caused in conducting this survey. Due to the nature of all asbestos surveys (excluding Presumptive Surveys) some level of damage will be incurred on building materials due to the necessity of taking asbestos samples.

Specific items/areas which should be presumed to contain asbestos.

Live Electrics

Electrics will not be accessed (as per the Desk Top Study and Terms of Engagement letter which you will have received prior to the site visit) until the surveyor has been provided with documentary evidence that the electrics are isolated. However, this is an area where until the 1990s various types of asbestos-containing materials could have been utilised, including: asbestos flash guards, asbestos linings to cases and doors (sometimes completely sealed within a metal case, usually insulation board or cement), asbestos back panels, asbestos wraps and sealants to cables and wires.

As such electrics must be presumed to contain asbestos until such time as they are isolated and an inspection, and if necessary a sampling exercise, has refuted the presence of an ACM.

Live Appliances/Machinery

Appliances and machinery should be presumed to contain asbestos if installed prior to the late 1990s. Asbestos could have been used in many various forms and was quite common in items that required any type of thermal insulation, and in some cases when it did not, from fridges to cookers/ovens, irons, tumble dryers, lifts, lift motors and drive belts (this is not an exhaustive list) on both a domestic and industrial scale.

Access to these items/areas was only possible if a specialist engineer/mechanic was appointed for the survey (as per the Desk Top Study and Terms of Engagement letter which you will have received prior to the site visit). Further information should be sought prior to carrying out any maintenance / disturbance to these items and prior to disposal.

Manufacturers of all the above items may be able to provide some feedback as to the presence of asbestos within the component parts of their products.

All presumed ACM's should be disposed of as asbestos waste.

Working with Asbestos Materials

All work with asbestos should be undertaken by persons with the correct information, instruction and training and in some cases have appropriate licenses from the HSE and insurances.

LABELLING

It is a requirement that suitable labelling/signage be put in place warning of the presence of asbestos. It is the opinion of A.D. Scott Asbestos Consultancy Ltd that there is a risk of labels being obscured/falling off. Consequently labelling should never be solely relied upon as a means of identifying asbestos to workers.

In the event that the acm is to be removed as part of the refurbishment/demolition, and the work is imminent (within 3 months) and the building is unoccupied then labelling may not be a requirement.

RECOMMENDATIONS

The presence of asbestos containing materials (ACMs) must be made known to any persons intending to carry out work within the vicinity of the ACM that could directly or indirectly disturb the material. It is a legal requirement that any work which is likely to result in any person being exposed to asbestos has a risk assessment, and that that exposure is completely prevented or reduced to a level as far as is reasonably practicable.

All asbestos containing materials identified within this report should be removed prior to disturbance, this work should be carried out by persons with the correct information, instruction and training, and in most cases by licensed asbestos removal contractors with appropriate insurances. In the event that the ACM's are to remain in situ for a prolonged period of time (3 months or more) then each ACM should by managed in accordance with regulation 4 of the Control of Asbestos Regulations 2012.

Please call 01207 438 313 for further advice.

EXPLANATORY NOTES RELATING TO THE REGISTER SHEETS

Asbestos Containing Materials (ACMs) Register

The register consists of separate sheets for each individual materials which have been assessed/ sampled, presumed, strongly presumed. The location of the material is identified according to its room number and the plan will detail the materials approximate position within the room.

A photograph of the item/material is provided in the Asbestos Containing Materials Register Sheet to assist in identification of the ACM. Asbestos or potential asbestos containing materials are identified by red ovals – the ovals contain text to identify the level of assessment for that material e.g. presumed, sampled etc.

Material Assessment

The material assessment assesses the type and condition of the ACM and the ease with which it will release fibres. To assist building Duty Holders/Owners/Managers in controlling and managing the risk from Asbestos-Containing Materials, an assessment of the material has been made in accordance with HSG264 and HSG227. This assessment covers four parameters each containing various factors (the generic algorithm sheet is included at the end of this section):

- Product Type – This assesses the friability of the parent material in which the asbestos is bound.
- Extent of Damage – Assess the condition of the material, poor condition materials are generally more friable
- Surface Treatment – Assess if the surface of the material is preventing the release of any fibre
- Type of Asbestos – Different types of asbestos are attributed individual scores in the algorithm

The total Material Assessment score is generated by adding the total score from each parameter and will be a number less than equal to or less than 12.

Should the ACM be removed following the report there is no real requirement within the guidance notes to document the condition of the ACM within the scope of a refurbishment or demolition report. However to maintain a recognised methodology and accurate representation of risk from the material, it is our policy to assess the condition of the material.

Priority Risk Assessment (PRA's)

Priority risk assessments are not required as part of a refurbishment / demolition survey. However one should be carried out in the event that the ACM is to remain in situ for a period greater than 3 months.

Total Risk Assessment

Asbestos containing materials with assessment scores of 10 or more are regarded as having a high potential to release fibres. Scores of between 7 and 9 are regarded as having a medium potential and between 5 and 6 a low potential. Scores below 4 or less have a very low potential to release fibres. The maximum total risk score for a refurbishment/Predemolition survey is 12.

Management and Control Actions

All asbestos containing materials identified within this report should be removed prior to disturbance, this work should be carried out by persons with the correct information, instruction and training, and in most cases by licensed asbestos removal contractors with appropriate insurances. In the event that the ACM's are to remain in situ for a prolonged period of time (3 months or more) then each ACM should be managed in accordance with regulation 4 of the Control of Asbestos Regulations 2012.

Please call 01207 438 313 for further advice.

RECORD OF ACTIONS TAKEN

This area of the register sheet is used to record any basic actions that you have completed. For example you may wish to record that you have conducted the re inspection on a certain date. Or you may record that the item has been removed and refer the reader to the other information section of the report for air test and clearance certificates/consignment notes.

NON-ACM REGISTER SECTION

Asbestos Containing Material Register –

This section provides you with a record of materials which have been sampled, having previously been known to contain asbestos and on this occasion have been proven not to contain asbestos. There is a photograph of the material and a green oval icon with the sample number within. This oval will also appear on the plan of the building.

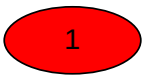
Site Plans Section

The site plan allows you to see at a glance where the asbestos and non asbestos items are located within your property, and will be labelled with the plan identification symbol as identified in the ACM and Non ACM register sheet. The individual rooms/areas of each building will be numbered according to the following convention:

BA	Basement	GF	Ground Floor	1F	First Floor
2F	Second Floor	3F	Third Floor	4F	Fourth Floor etc....
SW	Stairwell	RT	Roof top	RV	Roof void

Plan Identification Symbols:

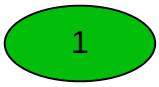
Any asbestos containing material will be identified with a solid Red Oval:



The Red Oval will have text within and the descriptions are set out as follows:

- 'S' followed by a number – Sample 1. This means that sample one was identified as containing asbestos.
- 'P' followed by a number – Presumed 1. This means that the material has been presumed to contain asbestos.
- 'SP' followed by a number – Strongly presumed to contain asbestos. This means that there is strong historical evidence based on documented cases and the surveyors own knowledge that this material contains asbestos or that a similar item has already been samples and is strongly presumed to contain asbestos.

Any non asbestos containing material will be identified with a solid Green Oval:



In the event that the surveyor has been unable to access a room or location then the following symbol will be recorded on the plan:

A full description of areas that have not been accessed is located on page 5 of this report.

Laboratory Analysis Results

This section contains the certificate(s) of analysis from the UKAS accredited laboratory.

Other Information Section

This Section is for any other relevant information or documentation associated with the management or removal of any item contained within this report. Our surveyor may also utilise this section with additional photos and notes regarding your property.

Storage Heaters

At the time of the inspection all electrics were live and as such storage heaters could not be accessed internally.

It is known and quite well documented that storage heaters can contain various types of asbestos from asbestos blocks to thermal insulation, insulation board and cable wraps.

During the survey we documented all storage heaters on the site and have carried out various searches to try and identify the possible asbestos content and age of the heaters at Thorpe Hall however our investigations did not cast light on your Heater makes and models.

As such this now leaves us in the position of having to presume the content of the heaters as asbestos containing, though in reality there may be no content whatsoever. We will only be able to categorically state this upon the heaters being opened once isolated. Opening the heaters can cause irreparable damage.

List of identifiable storage heater makes and models within the West Wing of Thorpe Hall

Creda 97268
Dimplex Contrast
Dimplex CSL5N
Dimplex XT18H
Dimplex CXT18G
Dimplex XT24
Stiebel Eltron
Sunhouse SSH18A

MATERIAL ASSESSMENT ALGORITHMS

Parameter	Score	Examples	Parameter	Score	Examples
Product Type (or debris from product)	1 (low)	Asbestos-reinforced composites (plastics, resins, mastics ,roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).	Surface Treatment (beyond scope of a type 3 survey)	0 (none)	Non-friable composite materials containing asbestos: reinforced plastics, resins, vinyl tiles encapsulated cement
	2 (medium)	Asbestos insulating board, mill boards, other low density insulation, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1 (low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	3 (high)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2 (medium)	Unsealed AIB or encapsulated lagging and sprays.
				3 (high)	Unsealed lagging and sprays.
Extent of damage or deterioration (beyond scope of a type 3 survey)	0 (none)	Good condition: no visible damage	Asbestos Type	1	Chrysotile
	1 (low)	Low damage: a few scratches or surface marks: broken edges on boards, tiles etc.		2	Amosite and other amphiboles (excluding Crocidolite)
	2 (medium)	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.		3	Crocidolite
	3 (high)	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris			

UQ = Unquantifiable. UQ may appear on register sheets where the surveyor has been unable to determine the approximate volumes/lengths of asbestos containing materials.

Table reproduced from HSG 227 page 58 ‘Table 2’

Asbestos Containing Materials Register Sheets

Asbestos Containing Materials (ACM) Register 1

Status/Sample Number:9679/P001	Date:27/09/2012

Location: GF7		Extent: 2no.
Material: Bakelite door handles		Condition: Good
Asbestos Type: Crocidolite		Plan Identification Symbol: P1

Comments: Comments: If these items fall beyond the scope of works then they should be left in situ and managed. Label, monitor and re-inspect annually.

Material Assessment – Mean Scores			
Parameter			
Product Type (1-3)	Damage (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)
1	0	0	3

Total Material Score	4	=	Total Risk Level	4

Management and Control Recommendations			
Recommendations		Duration	
Remove		Prior to any indirect or direct disturbance	

Record of Actions Taken:

Asbestos Containing Materials (ACM) Register 2

Status/Sample Number:9679/P002	Date:27/09/2012

Location: 2F3		Extent: 2no.
Material: Bakelite door handles		Condition: Good
Asbestos Type: Crocidolite		Plan Identification Symbol: P2
Comments: Comments: If these items fall beyond the scope of works then they should be left in situ and managed. Label, monitor and re-inspect annually.		

Material Assessment – Mean Scores			
Parameter			
Product Type (1-3)	Damage (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)
1	0	0	3

Total Material Score	4	=	Total Risk Level	4

Management and Control Recommendations			
Recommendations		Duration	
Remove		Prior to any indirect or direct disturbance	

Record of Actions Taken:

Asbestos Containing Materials (ACM) Register 3

Status/Sample Number:9679/P003	Date:27/09/2012

Location: Bell Tower		Extent: 4no.
Material: Bakelite door handles		Condition: Good
Asbestos Type: Crocidolite		Plan Identification Symbol: P3
Comments: Comments: If these items fall beyond the scope of works then they should be left in situ and managed. Label, monitor and re-inspect annually.		

Material Assessment – Mean Scores			
Parameter			
Product Type (1-3)	Damage (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)
1	0	0	3

Total Material Score	4	=	Total Risk Level	4

Management and Control Recommendations			
Recommendations		Duration	
Remove		Prior to any indirect or direct disturbance	

Record of Actions Taken:

Asbestos Containing Materials (ACM) Register 4

Status/Sample Number:9679/SP001	Date:27/09/2012

Location:GF24		Extent: 1no.
Material: Bakelite toilet seat		Condition: Good
Asbestos Type: Crocidolite		Plan Identification Symbol: SP1
Comments: If these items fall beyond the scope of works then they should be left in situ and managed. Label, monitor and re-inspect annually.		

Material Assessment – Mean Scores			
Parameter			
Product Type (1-3)	Damage (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)
1	0	0	3

Total Material Score	4	=	Total Risk Level	4

Management and Control Recommendations			
Recommendations		Duration	
Remove		Prior to any indirect or direct disturbance	

Record of Actions Taken:

Asbestos Containing Materials (ACM) Register 5

Status/Sample Number:9679/SP002	Date:27/09/2012

Location:GF21		Extent: 15no.
Material: Flashguards to fusebox		Condition: Good
Asbestos Type: Crocidolite		Plan Identification Symbol: SP2
Comments: These items could not be sampled as the electrics appeared to be live.		

Material Assessment – Mean Scores			
Parameter			
Product Type (1-3)	Damage (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)
2	0	2	3

Total Material Score	7	=	Total Risk Level	7

Management and Control Recommendations			
Recommendations		Duration	
Remove		Prior to any indirect or direct disturbance	

Record of Actions Taken:

Non Asbestos Containing Materials Register Sheets

Non Asbestos Containing Material (Non ACM) Register 1

Status/Sample Number: 9679/S001		**Location:** 1F1
Product Type: Bitumen sink pad		**Plan Identification symbol:** S1
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 2

Status/Sample Number: 9679/S002		**Location:** 1F4
Product Type: Insulation board to left wall of cupboard		**Plan Identification symbol:** S2
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 3

Status/Sample Number: 9679/S003		**Location:** 1F7
Product Type: Bitumen sink pad		**Plan Identification symbol:** S3
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 4

Status/Sample Number: 9679/S004		**Location:** GF7
Product Type: Plaster to right side wall		**Plan Identification symbol:** S4
Also present in:		
Analysis Result: Asbestos Not Detected		

Non Asbestos Containing Material (Non ACM) Register 5

Status/Sample Number: 9679/S005		**Location:** GF8 External
Product Type: Putty to window		**Plan Identification symbol:** S5
Also present in:		
Analysis Result: Asbestos Not Detected		

Non Asbestos Containing Material (Non ACM) Register 6

Status/Sample Number: 9679/S006		**Location:** GF9
Product Type: Inner layer of Insulation board to beam		**Plan Identification symbol:** S6
Also present in:		
Analysis Result: Asbestos Not Detected		

Non Asbestos Containing Material (Non ACM) Register 7

Status/Sample Number: 9679/S007		**Location:** GF9
Product Type: Bitumen kickstrip below lino		**Plan Identification symbol:** S7
Also present in:		

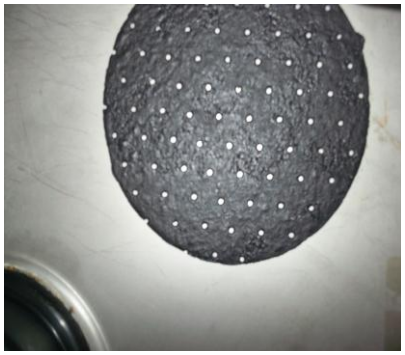
Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 8

Status/Sample Number: 9679/S008		**Location:** GF9
Product Type: Textured coating to laundry chute		**Plan Identification symbol:** S8
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 9

Status/Sample Number: 9679/S009		**Location:** GF9
Product Type: Bitumen sink pad		**Plan Identification symbol:** S9
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 10

Status/Sample Number: 9679/S010		**Location:** GF10
Product Type: Insulation board to inside of boxing		**Plan Identification symbol:** S10
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 11

Status/Sample Number: 9679/VS010		**Location:** GF10a ceiling void
Product Type: Insulation board boxing		**Plan Identification symbol:** VS10
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 12

Status/Sample Number: 9679/S011		**Location:** 1F18
Product Type: Insulation board to fireplace		**Plan Identification symbol:** S11
Also present in:		

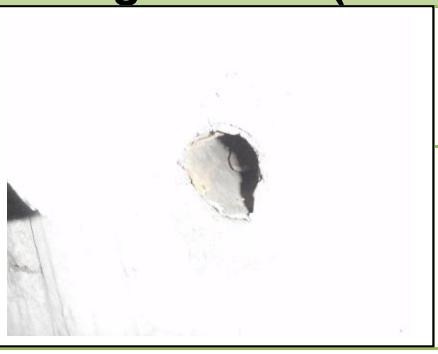
Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 13

Status/Sample Number: 9679/S012		**Location:** Dumb waiter adjacent to 1F15
Product Type: Insulation board to ceiling		**Plan Identification symbol:** S12
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 14

Status/Sample Number: 9679/S013		**Location:** Basement
Product Type: Thermal insulation to wall		**Plan Identification symbol:** S13
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 15

Status/Sample Number: 9679/S014		**Location:** Basement
Product Type: Paper to pipe run		**Plan Identification symbol:** S14
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 16

Status/Sample Number: 9679/S015		**Location:** Basement
Product Type: Pipe insulation		**Plan Identification symbol:** S15
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 17

Status/Sample Number: 9679/S016		**Location:** 2F2
Product Type: Bitumen sink pad		**Plan Identification symbol:** S16
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 18

Status/Sample Number: 9679/S017		**Location:** Bell tower
Product Type: Bell tower wall		**Plan Identification symbol:** S17
Also present in:		

Analysis Result: Asbestos Not Detected

Non Asbestos Containing Material (Non ACM) Register 19

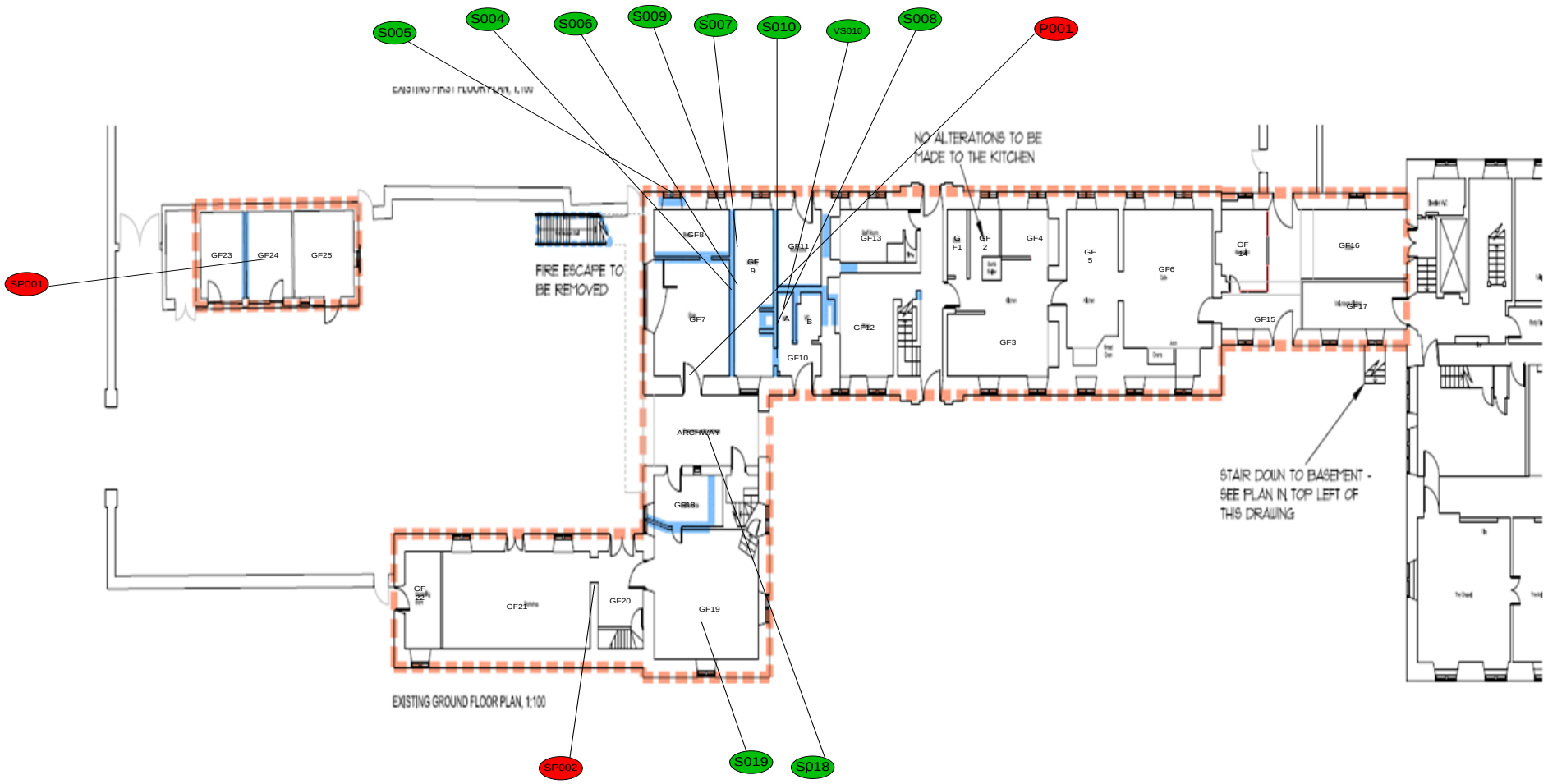
Status/Sample Number: 9679/S018		**Location:** External archway
Product Type: Textured coating to ceiling		**Plan Identification symbol:** S18
Also present in:		
Analysis Result: Asbestos Not Detected		

Non Asbestos Containing Material (Non ACM) Register 20

Status/Sample Number: 9679/S019		**Location:** GF19
Product Type: Fibreboard to ceiling		**Plan Identification symbol:** S19
Also present in:		
Analysis Result: Asbestos Not Detected		

Plans

Not to scale

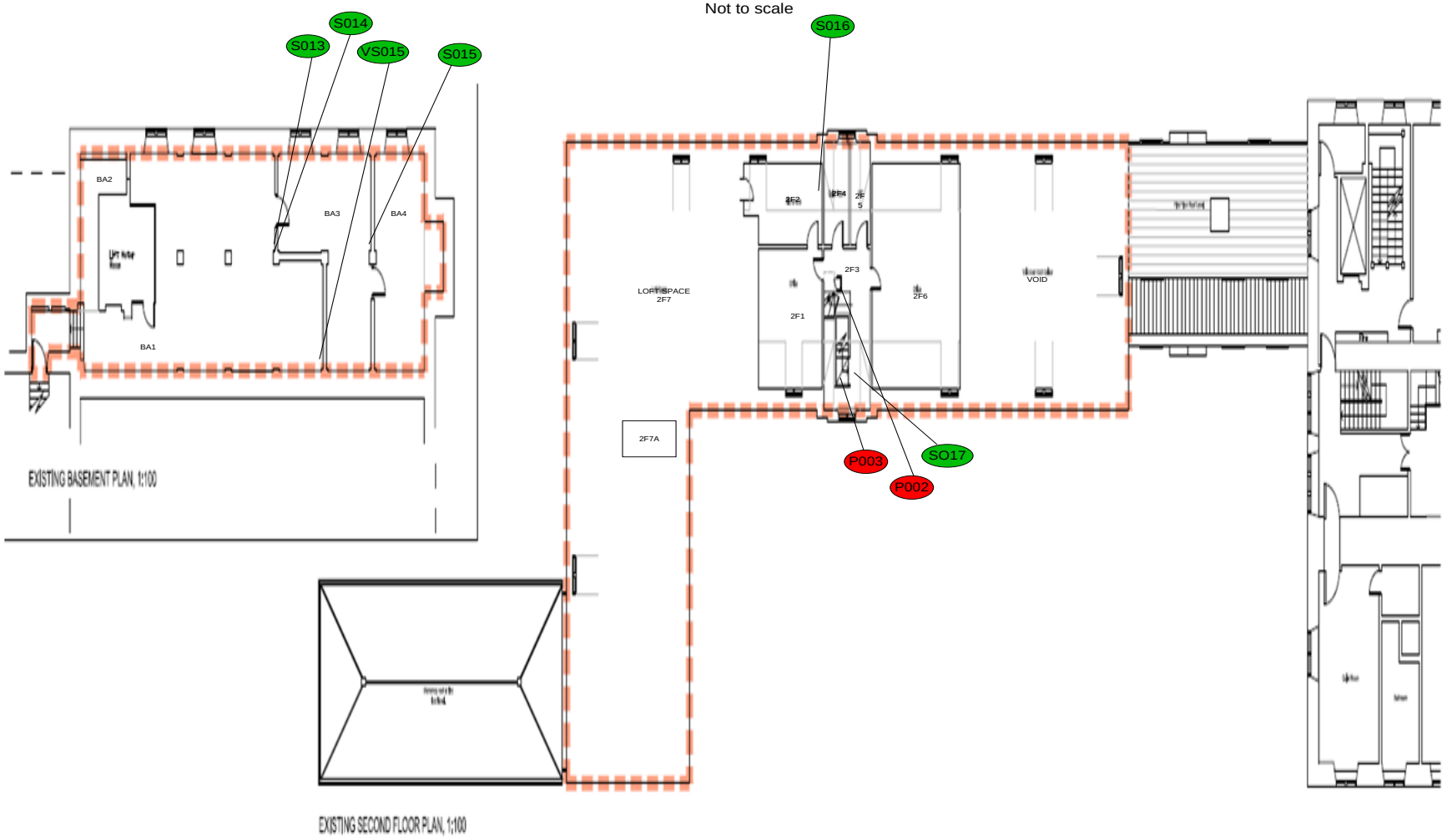


1 Non ACM

1 ACM

No Access AREA/ITEM NOT ACCESSED

Not to scale

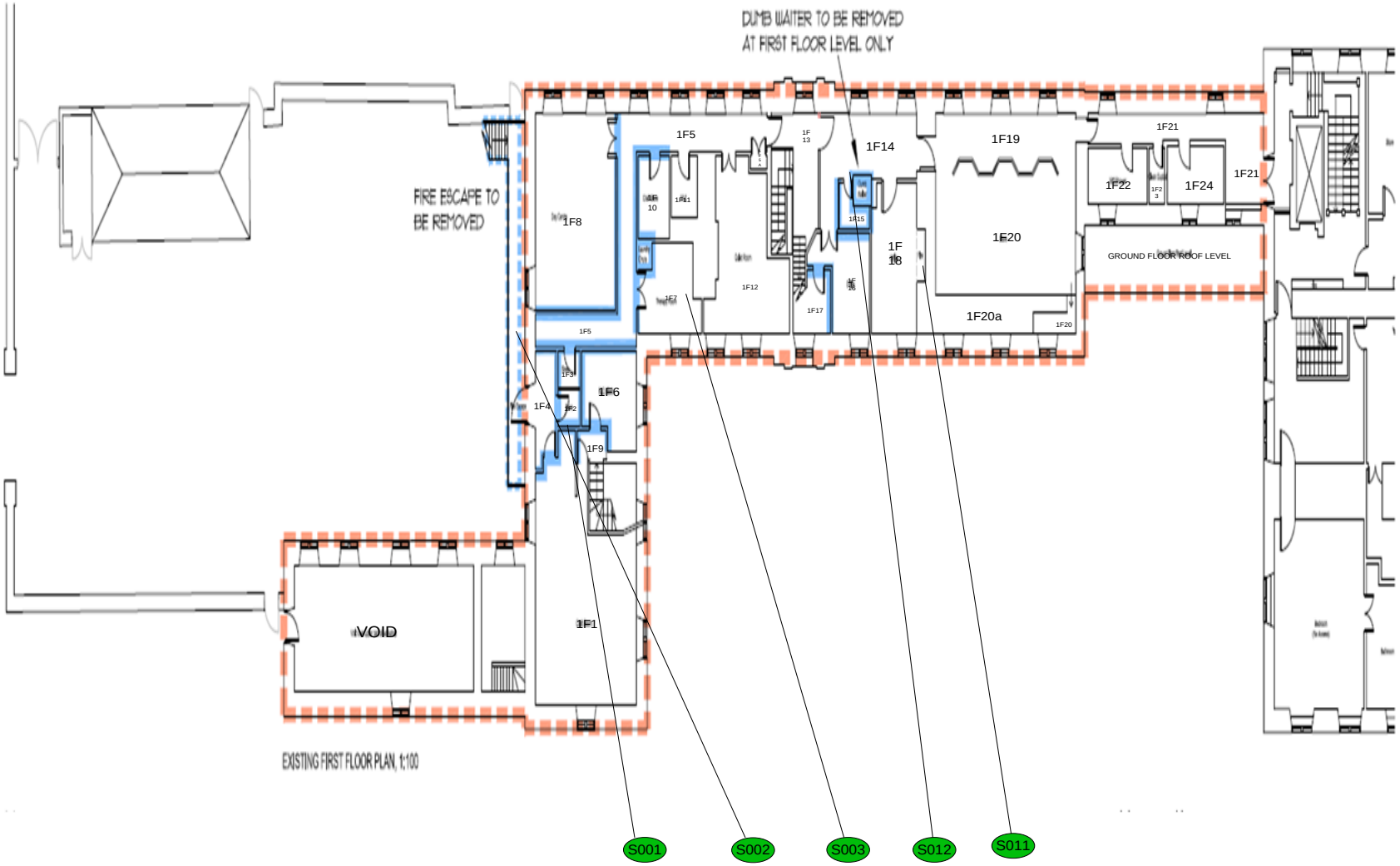


1 Non ACM

1 ACM

No Access AREA/ITEM NOT ACCESSED

Not to scale



1 Non ACM

1 ACM

No Access AREA/ITEM NOT ACCESSED

Asbestos Containing Materials Register Sheets Summary & Conclusions

Asbestos Containing Materials Register Sheets Summary & Conclusions

Asbestos Containing Materials									
Sample Number/Level of identification	Location	Product Type	Extent	Ease of Access	Condition	Surface Treatment	Asbestos Type	Total Risk Score (1-12)	Specific Recommendations/Conclusions
P1	GF7	Bakelite door handles	2no.	Very easy	Good	Composite	Crocidolite	4	Remove prior to any indirect or direct disturbance
P2	2F3	Bakelite door handles	2no.	Very easy	Good	Composite	Crocidolite	4	Remove prior to any indirect or direct disturbance
P3	Base-ment	Bakelite door handles	4no.	Very easy	Good	Composite	Crocidolite	4	Remove prior to any indirect or direct disturbance
SP1	GF24	Bakelite toilet seat	1no.	Very easy	Good	Composite	Crocidolite	4	Remove prior to any indirect or direct disturbance
SP2	GF21	Flashguards to fusebox	15no.	Difficult	Good	Composite	Crocidolite	7	Remove prior to any indirect or direct disturbance

Non Asbestos Containing Materials

As part of the survey the surveyor may have taken several samples which have been identified by the UKAS accredited laboratory as not containing asbestos. Information, along with photographs of these materials are detailed within the Non Asbestos Containing Material Register.

The non ACM register is an important utility which will allow you to eliminate the need for management plans of potentially large areas of potential asbestos containing materials.

On the Certificate of Analysis (at the rear of this report) where asbestos is not present in a particular sample this is indicated by the acronym N.A.D (No Asbestos Detected).

Certificates of Analysis

Original

eton analytical ltd

Analysis Report

Report Number**47873**

Final Issue Date: 05/10/2012
Client Job Number: 9679

Private & Confidential:
DAVID SCOTT
1 PARK ROAD NORTH INDUSTRIAL ESTATE
ST GEORGES PLACE
BLACKHILL
DURHAM

DH5 5UN

Premises of Sample Origin:
THORPE HALL

Analyst: M LLEWELLYN
Date of Sample Receipt: 04/10/2012

Sampled by: D.S/P.B
Date of Analysis: 05/10/2012

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
47873-001	9679/001 BITUMEN SINK PAD - 1F1	NAD
47873-002	9679/002 IB TO LEFT HAND WALL OF ELECTRIC CUPBOARD - 1F4	NAD
47873-003	9679/003 BITUMEN SINK PAD - 1F7	NAD
47873-004	9679/004 PLASTER - GF7	NAD
47873-005	9679/005 PUTTY - GF8 EXT	NAD
47873-006	9679/006 INNER LAYER OF BOARD TO STEEL BEAM	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Analytical, based on the published method HSG248. These results only apply to the sample analysed. Eton Analytical cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by a third party. Sample description as supplied by Client

NAD = No Asbestos Detected In Sample

Authorised Signatory:
James Burbeck
Quality Manager

J.N. Burbeck

UKAS
2734

Eton Analytical Ltd, 163 Grange Road, Darlington, Co Durham, DL1 5NT
Tel: 01325 366 886 Fax: 01325 366914 Website: www.etongroup.co.uk
Registered No. 5145774 Registered Office: 15 Eton Close, Datchet, Berkshire, SL3 9BE

eton analytical ltd

Analysis Report

Report Number**47873**

Final Issue Date: 05/10/2012
Client Job Number: 9679

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Premises of Sample Origin:
THORPE HALL

Analyst: M LLEWELLYN
Date of Sample Receipt: 04/10/2012

Sampled by: D.S/P.B
Date of Analysis: 05/10/2012

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
47873-007	9679/007 BITUMEN KICKSTRIP BELOW MVFC - GF9	NAD
47873-008	9679/008 TEXTURED COATING TO LAUNDRY CHUTE - GF9	NAD
47873-009	9679/009 BITUMEN SINK PAD - GF9	NAD
47873-010	9679/010 INSULATION BOARD TO INSIDE OF BOXING - GF10	NAD
47873-011	9679/011 INSULATION BOARD TO FIREPLACE - 1F18	NAD
47873-012	9679/012 IB TO CEILING - DUMB WAITER ADJ TO 1F15	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Analytical, based on the published method HSG248. These results only apply to the sample analysed. Eton Analytical cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by a third party. Sample description as supplied by Client

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Analysis Report

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Final Issue Date: 05/10/2012
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Premises of Sample Origin:
THORPE HALL

Analyst: M LLEWELLYN
Date of Sample Receipt: 04/10/2012

Sampled by: D.S/P.B
Date of Analysis: 05/10/2012

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
47873-013	9679/013 THERMAL INSULATION - BA	NAD
47873-014	9679/014 PAPER - BA	NAD
47873-015	9679/015 INSULATION - BA	NAD
47873-016	9679/016 BITUMEN SINK PAD - 2F2	NAD
47873-017	9679/017 BELL TOWER SHEETING - BT	NAD
47873-018	9679/018 TEXTURED COATING TO CEILING - EXTERNAL ARCH	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Analytical, based on the published method HSG248. These results only apply to the sample analysed. Eton Analytical cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by a third party. Sample description as supplied by Client

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Date of Sample Receipt: 04/10/2012

Sampled by: D.S/P.B
Date of Analysis: 05/10/2012

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
47873-019	9679/019 FIBREBOARD TO CEILING - GF19	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Analytical, based on the published method HSG248. These results only apply to the sample analysed. Eton Analytical cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by a third party. Sample description as supplied by Client

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