

SURVEY FOR
ASBESTOS-CONTAINING MATERIALS FOR
SKILLS 1ST LTD
AT 2 CEDAR CHASE SL6 0EU



Reference Number : 16910
Report Issue : Re-Issue 1

Eton Environmental Services

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EXECUTIVE SUMMARY

HIGH RISK MATERIALS (Material risk score of 10 or more)

0 assessment/samples identified as asbestos containing materials (ACMs) have a high potential to release fibres if disturbed.

MEDIUM RISK MATERIALS (Material risk score of 7 - 9)

1 assessment/samples identified as asbestos containing materials (ACMs) have a medium potential to release fibres if disturbed.

LOW AND VERY LOW RISK MATERIALS (Material risk score of 1- 6)

7 assessment/samples identified as asbestos containing materials (ACMs) have a low or very low potential to release fibres if disturbed.

Details of the above materials are contained within this report along with recommendations based upon the material risk.

Type of Survey: Refurbishment

Extent of Survey: All areas

Summary of Locations of ACMs

Roof. Loft. Ceilings on first and ground floor - all rooms. G.01 - walls and flue. Ground floor all rooms - floor

Summary of Areas not Accessed

NA

Summary of Actions Required

Removal of all ACMs prior to refurbishment of the survey site.

INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment..

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, accessibility, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site Description

The survey site is a two storey domestic terraced property. It is constructed of solid brick and block, internally lined with plaster and plasterboard. It has a timber framed pitched tiled roof. It is estimated to have been constructed in the 1970s.

Use And Occupation Of Site

The site is in use as a domestic property and was occupied at the time of survey.

Scope Of Survey

This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client and their representatives on site.

GENERAL SITE INFORMATION

Client : Skills 1st Ltd
Cedar Chase Residents Society Ltd
2 Cedar Chase
Taplow
Maidenhead
SL6 0EU

Client Contact : Andrew Findlay
Site : 2 Cedar Chase
Taplow
Maidenhead
SL6 0EU

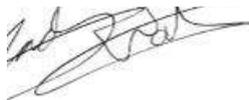
Type of Survey : Refurbishment
Start Date : 13 August, 2013
End Date : 13 August, 2013
Surveyor : Andrew Watson
Survey ID : 16910

ASBESTOS REPORT INDEX

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AUTHOR:

ANDREW WATSON

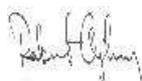


SURVEYOR :

23 AUGUST 2013

CHECKED & APPROVED :

ROBERT OGILVY



TECHNICAL REVIEWER : 23 AUGUST 2013

Eton Environmental Services has been instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our internal quality system as accredited by UKAS to ISO17020.

Survey Instructions

Survey Type Instructed	Refurbishment
Included Areas	All areas of the building were included in this survey.
Excluded Areas	N/A

<p>Agreed Exclusions and Inaccessible Areas</p> <p>The survey was conducted to facilitate upcoming refurbishment works planned throughout the site. Due to the restrictions of conducting a refurbishment/ demolition survey in an occupied building; at the specific request of the client, and in agreement prior to the survey, intrusive access was minimised. Locations requiring intrusive access were inspected using small holes and observations of parts of the location were taken to be representative of the whole. Areas observed and materials sampled are described within this report and any restraints on those noted. However, it can not be guaranteed that all areas of the building have been accounted for and therefore any locations that are not noted in this report (accessed or not) should be treated with caution. Eton Environmental Services endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. It is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.</p>
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It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or register alone may lead to misinterpretation for which Eton Environmental Services cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Services.

Material & Priority Risk Assessments

Refurbishment surveys are designed to be used as a basis for tendering the removal of ACMs from the building prior to refurbishment. Not all ACMs may require removal or removal may not take place for some time after the survey. As such any ACMs left in situ may require managing under Regulation 4 of the Control of Asbestos Regulations (CAR) 2012. Therefore material risk assessments have been conducted within this survey.

Material Risk Assessment:

HSE document HSG264 states that a material assessment score for asbestos containing materials (ACMs) should be calculated and recorded as part of the survey. The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.

Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low. The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.

Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is outside of the scope of Eton Environmental Services UKAS accreditation to ISO 17020. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk.

Although the duty holder has a responsibility for the priority score, Eton Environmental Services may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Non-asbestos containing materials are not scored.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions.

Control Actions is a term used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. Encapsulation, repair

or removal. In a Refurbishment and demolition survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.

Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

ASBESTOS REGISTER

The data contained within this register shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The asbestos register was compiled by Eton Environmental Services in accordance with the Health and Safety Executive document HSG 264, the Control of Asbestos Regulations (CAR) 2012 and our in-house quality procedures.

The data shown may refer to historical data and information provided by the client. Eton Environmental Services can not be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the client should make a written record of the location and condition of known and presumed ACMs and keep the record up to date.

In addition Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Services cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this register/ report.

ASBESTOS REGISTER

Site : 2 Cedar Chase

Survey ID : 16910

The table below summarises the known asbestos containing materials (ACMs) for this site as identified at the time of the survey. If this section is blank then no asbestos has been detected within the scope of the survey.

Assessment Number	Building	Floor	Room/ Location	Position	Description	Product Type	Surface Treatment	Condition	Extent	Accessibility	Asbestos Type	Material Risk
16910-002	Main	First	Loft above 10.1/1.02	Underside of roof	Sarking felt	Bitumen	Composites	Low Damage	48m2	Difficult	Chrysotile	Very Low
16910-005	Main	First	All first floor rooms	Ceilings	Textured coating	Composites	Composites	Good Condition	48m2	Medium	Chrysotile	Very Low
16910-007	Main	Ground	G01 - downstairs cupboard	Wall	Insulating board	Insulating Board	Unsealed Insulating Board	Low Damage	8m2	Easy	Amosite Chrysotile	Medium
16910-008	Main	Ground	G01 & all areas of ground floor	Floor	Tiles	Vinyl	Composites	Low Damage	48m2	Easy	Chrysotile	Very Low
16910-009	Main	Ground	G01 - downstairs cupboard	Boiler	Flue	Cement	Unsealed Cement	Low Damage	1m run	Difficult	Chrysotile	Very Low
16910-011	Main	Ground	All rooms of ground floor	Ceiling	Textured coating	Composites	Composites	Good Condition	48m2	Medium	Chrysotile	Very Low
16910-015	Main	All floors	All	Roof	Old roof tiles	Cement	Unsealed Cement	Medium Damage	48m2	Difficult	Amosite Chrysotile	Low
16910-018	Main	Ground	Porch	Soffit	Panels	Cement	Encapsulated Cement	Good Condition	2m2	Medium	Chrysotile	Very Low

NO ACCESS

Site : 2 Cedar Chase

The table below summarises the areas that could not be accessed at the time of the survey. The stated areas should be presumed to contain asbestos until proven otherwise.

<i>Assessment Number</i>	<i>Building</i>	<i>Internal/ External</i>	<i>Floor</i>	<i>Room/Location</i>	<i>Position</i>	<i>Description</i>	<i>Comments</i>

MANAGEMENT AND CONTROL ACTIONS

Site : 2 Cedar Chase

Survey ID: 16910

Regulation 4 of the Control of Asbestos Regulations (CAR) 2012 requires that if known ACMs are to remain in situ regular re-inspections are carried out to ascertain and monitor the condition of known ACMs in order to update the material risk score and status of any management and control actions that may be required. Changes in the material risk assessment or priority risk assessment may change the total risk score for the ACM and compromise the ongoing asbestos management requirements.

The table below summarises the recommended management and control actions for the known ACMs for this site. If this section is blank then no management or control actions are required.

Assessmt Number	Building	Floor	Room / Location	Position	Description	Product Type	Extent	Management and/or Control Action	Timescale
16910-002	Main	First	Loft above 10.1/1.02	Underside of roof	Sarking felt	Bitumen	48m2	Remove/dispose as ACM	Pre-refurbishment
16910-005	Main	First	All first floor rooms	Ceilings	Textured coating	Composites	48m2	Remove/dispose as ACM	Pre-refurbishment
16910-007	Main	Ground	G01 - understairs cupboard	Wall	Insulating board	Insulating Board	8m2	Remove under controlled conditions	Pre-refurbishment
16910-008	Main	Ground	G01 & all areas of ground floor	Floor	Tiles	Vinyl	48m2	Remove/dispose as ACM	Pre-refurbishment
16910-009	Main	Ground	G01 - understairs cupboard	Boiler	Flue	Cement	1m run	Remove/dispose as ACM	Pre-refurbishment
16910-011	Main	Ground	All rooms of ground floor	Ceiling	Textured coating	Composites	48m2	Remove/dispose as ACM	Pre-refurbishment
16910-015	Main	All floors	All	Roof	Old roof tiles	Cement	48m2	Remove/dispose as ACM	Pre-refurbishment

MANAGEMENT AND CONTROL ACTIONS

Site : 2 Cedar Chase

Survey ID: 16910

Regulation 4 of the Control of Asbestos Regulations (CAR) 2012 requires that if known ACMs are to remain in situ regular re-inspections are carried out to ascertain and monitor the condition of known ACMs in order to update the material risk score and status of any management and control actions that may be required. Changes in the material risk assessment or priority risk assessment may change the total risk score for the ACM and compromise the ongoing asbestos management requirements.

The table below summarises the recommended management and control actions for the known ACMs for this site. If this section is blank then no management or control actions are required.

Assessmt Number	Building	Floor	Room / Location	Position	Description	Product Type	Extent	Management and/or Control Action	Timescale
16910-018	Main	Ground	Porch	Soffit	Panels	Cement	2m2	Remove/dispose as ACM	Pre-refurbishment

CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Fourteen samples were taken in total within the site, six of which were confirmed to contain asbestos. A further two assessments were presumed to contain asbestos.

First Floor - Loft above 1.01 & 1.02:

A sample was taken of the roofing felt to the underside of the roof (ref. sample no. 16910-002) and was found to contain chrysotile (white asbestos) upon analysis. The felt was generally in good condition.

It is recommended that the ACMs are removed prior to refurbishment. See general recommendations below.

First Floor - all rooms:

A sample was taken of the textured coating to the ceilings on the first floor (ref. sample no. 16910-005) and was found to contain chrysotile upon analysis. The textured coating was in good condition.

It is recommended that the ACMs are removed prior to refurbishment. See general recommendations below.

Ground Floor - G.01:

A sample was taken of the insulating board lining to the underside of the stairs (ref. sample no. 16910-007) and was found to contain amosite (brown asbestos) and chrysotile upon analysis. The board was unsealed.

A sample was taken of the floor tiles (ref. sample no. 16910-008) and was found to contain chrysotile upon analysis. The tiles were generally in good condition.

An assessment was made of the cement flue to the boiler (ref. assessment no. 16910-009) and was presumed to contain chrysotile. The flue was generally in good condition.

It is recommended that the ACMs are removed prior to refurbishment. See general recommendations below.

Ground Floor - All:

A sample was taken of the textured coating to the ceilings on the ground floor (ref. sample no. 16910-011) and was found to contain chrysotile upon analysis. The textured coating was in good condition.

It is recommended that the ACMs are removed prior to refurbishment. See general recommendations below.

Externals:

A sample was taken of the old roofing tiles to the roof (ref. sample no. 16910-015) and was found to contain amosite and chrysotile upon analysis. The slates showed medium levels of damage.

An assessment was made of the cement panels to the soffit of the porch area (ref. assessment no. 16910-009) and was presumed to contain chrysotile. The panels were paint sealed and in good condition.

It is recommended that the ACMs are removed prior to refurbishment. See general recommendations below.

General Recommendations:

As the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

The asbestos insulating board to room G.01 is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

If, for whatever reason, the removal work does not proceed immediately with respect to refurbishment of the site it may be necessary to prepare management and control actions to enable the remaining asbestos to be safely managed whilst the long-term future of the site is determined. The duty holder shall ensure that where asbestos is, or is liable to be, present that a determination of the risk from that asbestos is made and measures which are to be taken for managing the risks are specified in a written plan and implemented. This would be in line with Regulation 4 of The Control of Asbestos Regulations 2012.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

"The management of asbestos in non-domestic premises" (L127) 2006

"Work with materials containing asbestos" (L143) 2006

Guidance:

"Asbestos: The survey guide" (HSG264) 2012

"Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (HSG248) 2005

"Asbestos: The licensed contractors' guide" (HSG247) 2006

"A comprehensive guide to managing asbestos in premises" (HSG227) 2004

"A short guide to managing asbestos in premises" (revision 3) (INDG223) 2004

"Asbestos Essentials Task Manual" (HSG210) 2012

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA

And;

www.books.hse.gov.uk

The above list should not be considered exhaustive.

LIMITATIONS OF SURVEY

This Refurbishment asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 "Asbestos: The survey guide" and HSG248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures" and also Eton Environmental Services in house quality procedures.

Part of the scope of a Refurbishment survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor's judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some risks may be hidden within the fabric of the building or in other non-accessible areas, and may only come to light during refurbishment works..

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Services to disturb this material in any way except to take a representative sample. Therefore, no responsibility can be accepted for the presence of further ACMs behind a suspect ACM.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. The surveyor will use experience to visually identify whether a suspect material is asbestos cement or AIB and the results of bulk sample analysis may assist in confirming the surveyors' judgement. If the client requires absolute confirmation of whether a material is asbestos cement or AIB a water absorption test can be conducted as detailed in the HSE ACOP L143 "Work with materials containing asbestos." Please contact Eton Environmental Services if this additional test is required.

All material extent figures are approximations and therefore not to be used as definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

APPENDIX A:**NON-ASBESTOS SAMPLES AND ASSESSMENTS**

<i>Assessment Number</i>	<i>Internal/ External</i>	<i>Building</i>	<i>Floor</i>	<i>Room/Location</i>	<i>Position</i>	<i>Description</i>	<i>Product Type</i>	<i>Surface Treatment</i>	<i>Condition</i>	<i>Extent</i>	<i>Asbestos Type</i>	<i>Comments</i>
16910-001	Internal	Main	First	Loft above 1.01/1.02	Underside of roof	Lining to roof	Paper	Unsealed Paper	Low Damage	48m2	No Asbestos Detected	
16910-003	Internal	Main	First	Loft aboe 1.01/1.02	Loft structure	General oberservation						See material Assessment record. Appendix B
16910-004	Internal	Main	First	1.02 - bathroom	Riser	Packing to external wall	Cement	Unsealed Cement	Low Damage	Small amounts	No Asbestos Detected	
16910-006	Internal	Main	First	All rooms	Structure	General observsation						See material Assessment record. Appendix B
16910-010	Internal	Main	Ground	G.01 - understairs cupboard	Boiler	Foil backed insulation	Loose Insulation	Enclosed	Low Damage	2m2	No Asbestos Detected	
16910-012	Internal	Main	Ground	G.05 - kitchen	Beneath sink	Acoustic pad	Bitumen	Composites	Good Condition	1m2	No Asbestos Detected	
16910-013	Internal	Main	Ground	G.06 - lounge	Walls	Felt	Bitumen	Composites	Low Damage	50m2	No Asbestos Detected	
16910-014	Internal	Main	Ground	All	Roof	Replacement tiles	Cement	Unsealed Cement	Low Damage	Small amounts	No Asbestos Detected	
16910-016	External	Main	Ground	All	Walls	Damp proof course	Bitumen	Composites	Low Damage	20m run	No Asbestos Detected	

APPENDIX A:

NON-ASBESTOS SAMPLES AND ASSESSMENTS

<i>Assessment Number</i>	<i>Internal/ External</i>	<i>Building</i>	<i>Floor</i>	<i>Room/Location</i>	<i>Position</i>	<i>Description</i>	<i>Product Type</i>	<i>Surface Treatment</i>	<i>Condition</i>	<i>Extent</i>	<i>Asbestos Type</i>	<i>Comments</i>
16910-017	External	Main	Ground	G.04	Windows	Sills	Cement	Encapsulated Cement	Good Condition	2m2	No Asbestos Detected	
16910-019	Internal	Main	Ground	All	Internal structure	General observation						See material Assessment record. Appendix B
16910-020	External	Main	All floors	All	External structure	General observation						See material Assessment record. Appendix B

APPENDIX B: MATERIAL ASSESSMENT RECORDS

This section of the report provides the individual record sheets for all material assessments and general observations within the survey. The material assessment records provide information to assist the client/ duty holder in managing known asbestos within the site.

MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-001

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : First
Room/Location : Loft above 1.01/1.02

Position : Underside of roof

Description : Lining to roof

Product Type : Paper
Material Extent : 48m2
Identification : Sampled
Samples Ref : 16910-001
Vis.to Sample :

Material Risk Assessment

Product : Paper
Damage/Deterioration : Low Damage
Surface Treatment : Unsealed Paper

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-002

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : First
Room/Location : Loft above 10.1/1.02

Position : Underside of roof

Description : Sarking felt

Product Type : Bitumen
Material Extent : 48m2
Identification : Sampled
Samples Ref : 16910-002
Vis.to Sample :

Material Risk Assessment

Product : Bitumen
Damage/Deterioration : Low Damage
Surface Treatment : Composites

Asbestos Type : Chrysotile
Material Score : 3
Material Risk : Very Low

Management and Control Actions

Remove/dispose as ACM

Time Scale Completed Date of Completion

Pre-refurbishment

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-003

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : First
Room/Location : Loft aboe 1.01/1.02

Position : Loft structure

Description : General obeservation

Product Type :
Material Extent :
Indentification :
Samples Ref :
Vis.to Sample :

Material Risk Assessment

Product :
Damage/Deterioration :
Surface Treatment :

Asbestos Type :
Material Score : 0
Material Risk : N/A

Comments

Foam and MMMF insulation to pipework., Timber rafters and joists (no insulation between). Plastic water tank. Plasterboard infill panels. No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-004

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : First
Room/Location : 1.02 - bathroom

Position : Riser

Description : Packing to external wall

Product Type : Cement
Material Extent : Small amounts
Identification : Sampled
Samples Ref : 16910-004
Vis.to Sample :

Material Risk Assessment

Product : Cement
Damage/Deterioration : Low Damage
Surface Treatment : Unsealed Cement

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-005

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : First
Room/Location : All first floor rooms

Position : Ceilings

Description : Textured coating

Product Type : Composites
Material Extent : 48m2
Identification : Sampled
Samples Ref : 16910-005
Vis.to Sample :

Material Risk Assessment

Product : Composites
Damage/Deterioration : Good Condition
Surface Treatment : Composites

Asbestos Type : Chrysotile
Material Score : 2
Material Risk : Very Low

Management and Control Actions

Remove/dispose as ACM

Time Scale Completed Date of Completion

Pre-refurbishment

Comments

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-006

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : First
Room/Location : All rooms

Position : Structure

Description : General observsation

Product Type :
Material Extent :
Indentification :
Samples Ref. :
Vis.to Sample :

Material Risk Assessment

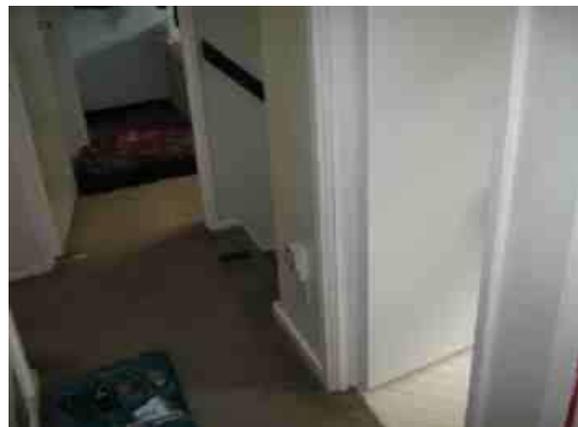
Product :
Damage/Deterioration :
Surface Treatment :

Asbestos Type :
Material Score : 0
Material Risk : N/A

Comments

Timber bath panel. Modern vinyl floor sheet. Timber window frames and sills. Block and brick structure. Timber framing to plaster skimmed walls and panels. No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-007

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : G01 - understairs cupboard

Position : Wall

Description : Insulating board

Product Type : Insulating Board
Material Extent : 8m2
Identification : Sampled
Samples Ref : 16910-007
Vis.to Sample :

Material Risk Assessment

Product : Insulating Board
Damage/Deterioration : Low Damage
Surface Treatment : Unsealed Insulating Board

Asbestos Type : Amosite
Material Score : 7
Material Risk : Medium

Management and Control Actions

Remove under controlled conditions

Time Scale Completed Date of Completion

Pre-refurbishment

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-008

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : G01 & all areas of ground floor

Position : Floor

Description : Tiles

Product Type : Vinyl
Material Extent : 48m2
Identification : Sampled
Samples Ref : 16910-008
Vis.to Sample :

Material Risk Assessment

Product : Vinyl
Damage/Deterioration : Low Damage
Surface Treatment : Composites

Asbestos Type : Chrysotile
Material Score : 3
Material Risk : Very Low

Management and Control Actions

Remove/dispose as ACM

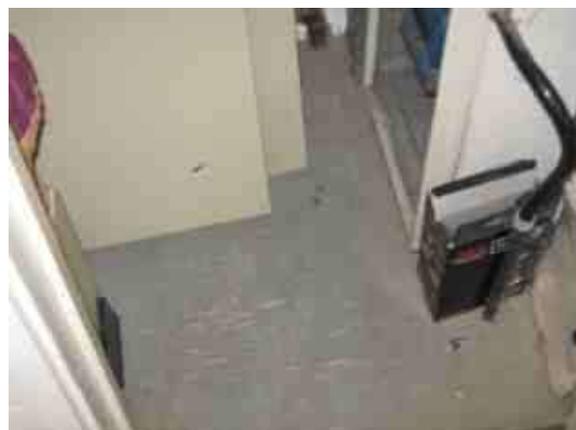
Time Scale Completed Date of Completion

Pre-refurbishment

Comments

All areas beneath carpet, only exposed in understairs cupboard. No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-009

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : G01 - understairs cupboard

Position : Boiler

Description : Flue

Product Type : Cement
Material Extent : 1m run
Identification : Presumed
Samples Ref :
Vis.to Sample :

Material Risk Assessment

Product : Cement
Damage/Deterioration : Low Damage
Surface Treatment : Unsealed Cement

Asbestos Type : Chrysotile
Material Score : 4
Material Risk : Very Low

Management and Control Actions

Remove/dispose as ACM

Time Scale Completed Date of Completion

Pre-refurbishment

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-010

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : G.01 - understairs cupboard

Position : Boiler

Description : Foil backed insulation

Product Type : Loose Insulation
Material Extent : 2m2
Identification : Sampled
Samples Ref : 16910-010
Vis.to Sample :

Material Risk Assessment

Product : Loose Insulation
Damage/Deterioration : Low Damage
Surface Treatment : Enclosed

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-011

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : All rooms of ground floor

Position : Ceiling

Description : Textured coating

Product Type : Composites
Material Extent : 48m2
Identification : Sampled
Samples Ref : 16910-011
Vis.to Sample :

Material Risk Assessment

Product : Composites
Damage/Deterioration : Good Condition
Surface Treatment : Composites

Asbestos Type : Chrysotile
Material Score : 2
Material Risk : Very Low

Management and Control Actions

Remove/dispose as ACM

Time Scale Completed Date of Completion

Pre-refurbishment

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-012

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : G.05 - kitchen

Position : Beneath sink

Description : Acoustic pad

Product Type : Bitumen
Material Extent : 1m2
Identification : Sampled
Samples Ref : 16910-012
Vis.to Sample :

Material Risk Assessment

Product : Bitumen
Damage/Deterioration : Good Condition
Surface Treatment : Composites

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-013

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : G.06 - lounge

Position : Walls

Description : Felt

Product Type : Bitumen
Material Extent : 50m2
Identification : Sampled
Samples Ref : 16910-013
Vis.to Sample :

Material Risk Assessment

Product : Bitumen
Damage/Deterioration : Low Damage
Surface Treatment : Composites

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-014

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : All

Position : Roof

Description : Replacement tiles

Product Type : Cement
Material Extent : Small amounts
Identification : Sampled
Samples Ref : 16910-014
Vis.to Sample :

Material Risk Assessment

Product : Cement
Damage/Deterioration : Low Damage
Surface Treatment : Unsealed Cement

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-015

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : All floors
Room/Location : All

Position : Roof

Description : Old roof tiles

Product Type : Cement
Material Extent : 48m2
Identification : Sampled
Samples Ref : 16910-015
Vis.to Sample :

Material Risk Assessment

Product : Cement
Damage/Deterioration : Medium Damage
Surface Treatment : Unsealed Cement

Asbestos Type : Amosite
Material Score : 6
Material Risk : Low

Management and Control Actions

Remove/dispose as ACM

Time Scale Completed Date of Completion

Pre-refurbishment

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-016

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : External
Floor : Ground
Room/Location : All

Position : Walls

Description : Damp proof course

Product Type : Bitumen
Material Extent : 20m run
Identification : Sampled
Samples Ref : 16910-016
Vis.to Sample :

Material Risk Assessment

Product : Bitumen
Damage/Deterioration : Low Damage
Surface Treatment : Composites

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-017

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : External
Floor : Ground
Room/Location : G.04

Position : Windows

Description : Sills

Product Type : Cement
Material Extent : 2m2
Identification : Sampled
Samples Ref : 16910-017
Vis.to Sample :

Material Risk Assessment

Product : Cement
Damage/Deterioration : Good Condition
Surface Treatment : Encapsulated Cement

Asbestos Type : No Asbestos Detected
Material Score : 0
Material Risk : N/A

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-018

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : Porch

Position : Soffit

Description : Panels

Product Type : Cement
Material Extent : 2m2
Identification : Presumed
Samples Ref :
Vis.to Sample :

Material Risk Assessment

Product : Cement
Damage/Deterioration : Good Condition
Surface Treatment : Encapsulated Cement

Asbestos Type : Chrysotile
Material Score : 3
Material Risk : Very Low

Management and Control Actions

Remove/dispose as ACM

Time Scale Completed Date of Completion

Pre-refurbishment

Comments

No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Address : Taplow

Assessment Number: 16910-019

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : Internal
Floor : Ground
Room/Location : All

Position : Internal structure

Description : General observation

Product Type :
Material Extent :
Identification :
Samples Ref :
Vis.to Sample :

Material Risk Assessment

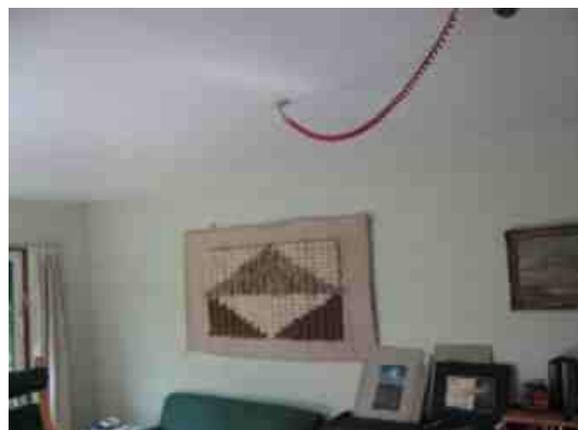
Product :
Damage/Deterioration :
Surface Treatment :

Asbestos Type :
Material Score : 0
Material Risk : N/A

Comments

Plaster skimmed solid and plasterboard walls, plaster skimmed plasterboard ceilings. Timber window frames. Fitted carpets, floor tiles beneath. Solid slab beneath times. No photo

Photo



MATERIAL ASSESSMENT REPORT

Site : 2 Cedar Chase

Survey ID: 16910

Assessment Number: 16910-020

Address : Taplow

Sample Information

Reference : 16910
Date : 13/08/2013
Surveyor : Andrew Watson
Building : Main
Internal/External : External
Floor : All floors
Room/Location : All

Position : External structure

Description : General observation

Product Type :
Material Extent :
Indentification :
Samples Ref :
Vis.to Sample :

Material Risk Assessment

Product :
Damage/Deterioration :
Surface Treatment :

Asbestos Type :
Material Score : 0
Material Risk : N/A

Comments

Brick and block main construction. Pitched tiled roof.,
Timber weatherboarding. Flat roof to porch with modern
covering. Glass roof to bin store. No photo

Photo



APPENDIX C: CERTIFICATES OF BULK SAMPLE ANALYSIS

Analysis of bulk samples is carried out in accordance with “Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005.

Client : Skills 1st Ltd
Cedar Chase Residents Society Ltd
2 Cedar Chase
Taplow
Maidenhead
SL6 0EU

Client Contact : Andrew Findlay

Site : 2 Cedar Chase
Taplow
Maidenhead
SL6 0EU

Survey Details : Refurbishment
Start Date : 13 August, 2013
End Date : 13 August, 2013
Surveyor : Andrew Watson
Survey ID : 16910

Samples are analysed by a laboratory accredited to ISO17025 by UKAS and also participating in the asbestos in materials scheme (AIMS). Details of the accredited laboratory undertaking analysis are found below, with relevant accompanying certificates of analysis for this survey.

If the section below is blank, no samples were taken as part of this survey.

Name of Company/Organisation Eton Analytical Limited

Address : 163, Grange Road
Darlington
Co. Durham
DL1 5NT

Laboratory Accreditation : ISO 17025

Number of samples : 14

Date/dates of analysis : 15/08/2013
Name/Names of Analyst : C Gorombe

Report Number: **54949**Final Issue Date: 15/08/2013
Client Job Number: 16910Private & Confidential:
JOANNA SHAEFER
ETON ENVIRONMENTAL SERVICES
15 ETON CLOSE
DATCHET
BERKSHIREPremises of Sample Origin:
2 CEDAR CHASE
TAPLOW

SL3 9BE

SL6 0EU

Analyst: C GOROMBEI
Date of Sample Receipt: 15/08/2013Sampled by: T FORD
Date of Analysis: 15/08/2013 - 15/08/2013

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
54949-001	16910-001 PAPER	NAD
54949-002	16910-002 FELT - BITUMEN	CHRYSTILE
54949-003	16910-004 FILLET - CEMENT	NAD
54949-004	16910-005 TEXTURED COATING	CHRYSTILE
54949-005	16910-007 INSULATING BOARD	AMOSITE CHRYSTILE
54949-006	16910-008 FLOOR TILES - VINYL	CHRYSTILE

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

This report may only be replicated in its entirety. Copies of this report are held by Eton Analytical.



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: **54949**Final Issue Date: 15/08/2013
Client Job Number: 16910Private & Confidential:
JOANNA SHAEFER
ETON ENVIRONMENTAL SERVICES
15 ETON CLOSE
DATCHET
BERKSHIREPremises of Sample Origin:
2 CEDAR CHASE
TAPLOW

SL3 9BE

SL6 0EU

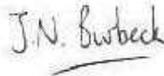
Analyst: C GOROMBEI
Date of Sample Receipt: 15/08/2013Sampled by: T FORD
Date of Analysis: 15/08/2013 - 15/08/2013

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
54949-007	16910-010 INSULATION	NAD
54949-008	16910-011 TEXTURED COATING	CHRYSTILE
54949-009	16910-012 ACOUSTIC PAD - BITUMEN	NAD
54949-010	16910-013 FELT - BITUMEN	NAD
54949-011	16910-014 NEW ROOF TILE - CEMENT	NAD
54949-012	16910-015 OLD ROOF TILE - CEMENT	CHRYSTILE AMOSITE

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


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2734

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JOANNA SHAEFER
ETON ENVIRONMENTAL SERVICES
15 ETON CLOSE
DATCHET
BERKSHIREPremises of Sample Origin:
2 CEDAR CHASE
TAPLOW

SL3 9BE

SL6 0EU

Analyst: C GOROMBEI
Date of Sample Receipt: 15/08/2013Sampled by: T FORD
Date of Analysis: 15/08/2013 - 15/08/2013

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
54949-013	16910-016 DPC - BITUMEN	NAD
54949-014	16910-017 WINDOW SILL - CEMENT	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

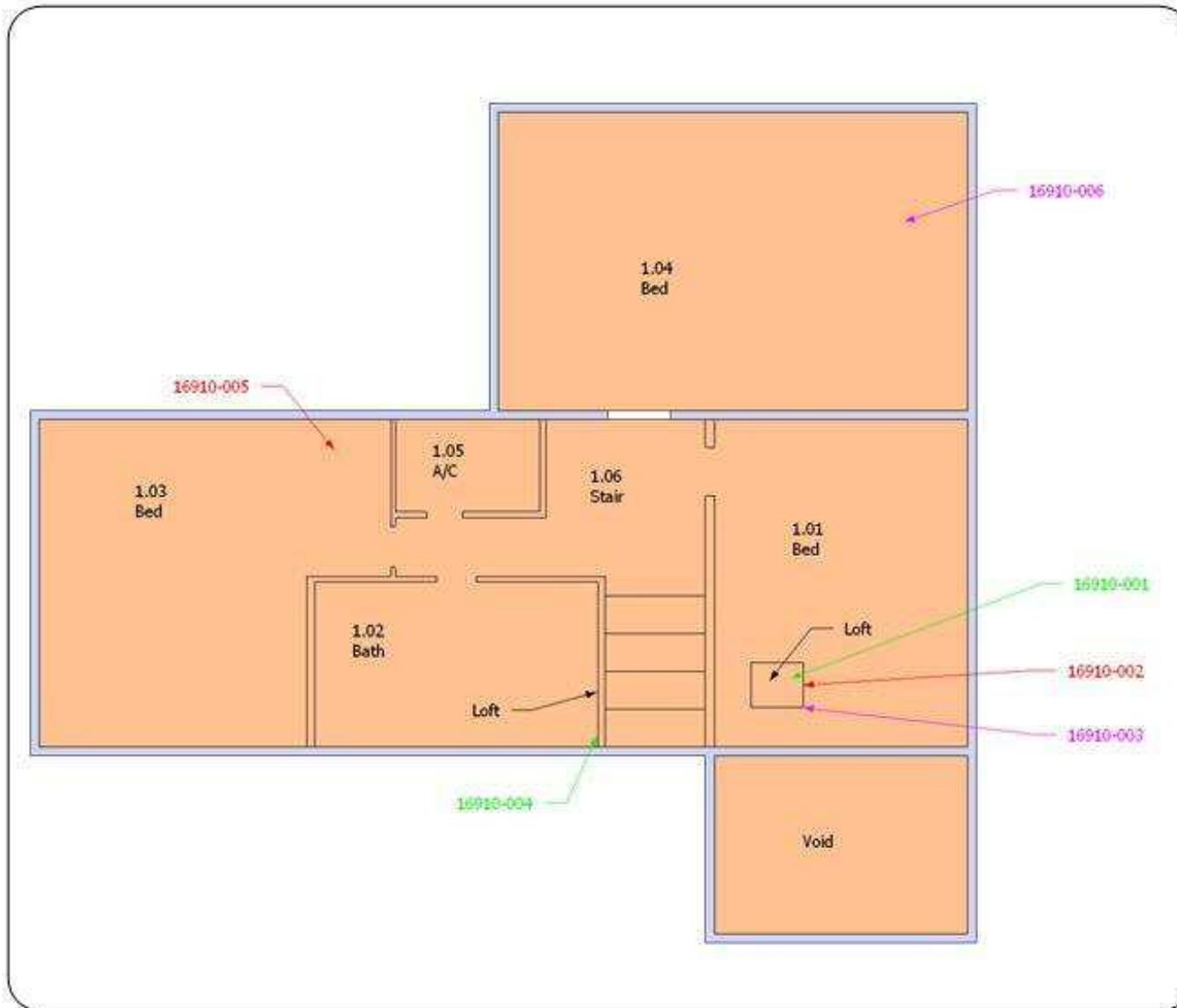
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Registered No. 5145774 Registered Office: 15 Eton Close, Datchet, Berkshire, SL3 9BE

APPENDIX D:

SAMPLE/ASSESSMENT LOCATION PLANS



Eton Environmental Services
183 Grange Road
Derlington
DL15 1NT
Tel: 0 1525 360288

Legend:

Asbestos positive
assessment

Asbestos negative
assessment

No access
assessment

General
observation

Area contains asbestos

Area not accessed

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this
report.

Drawing not to scale

Survey reference:
16910

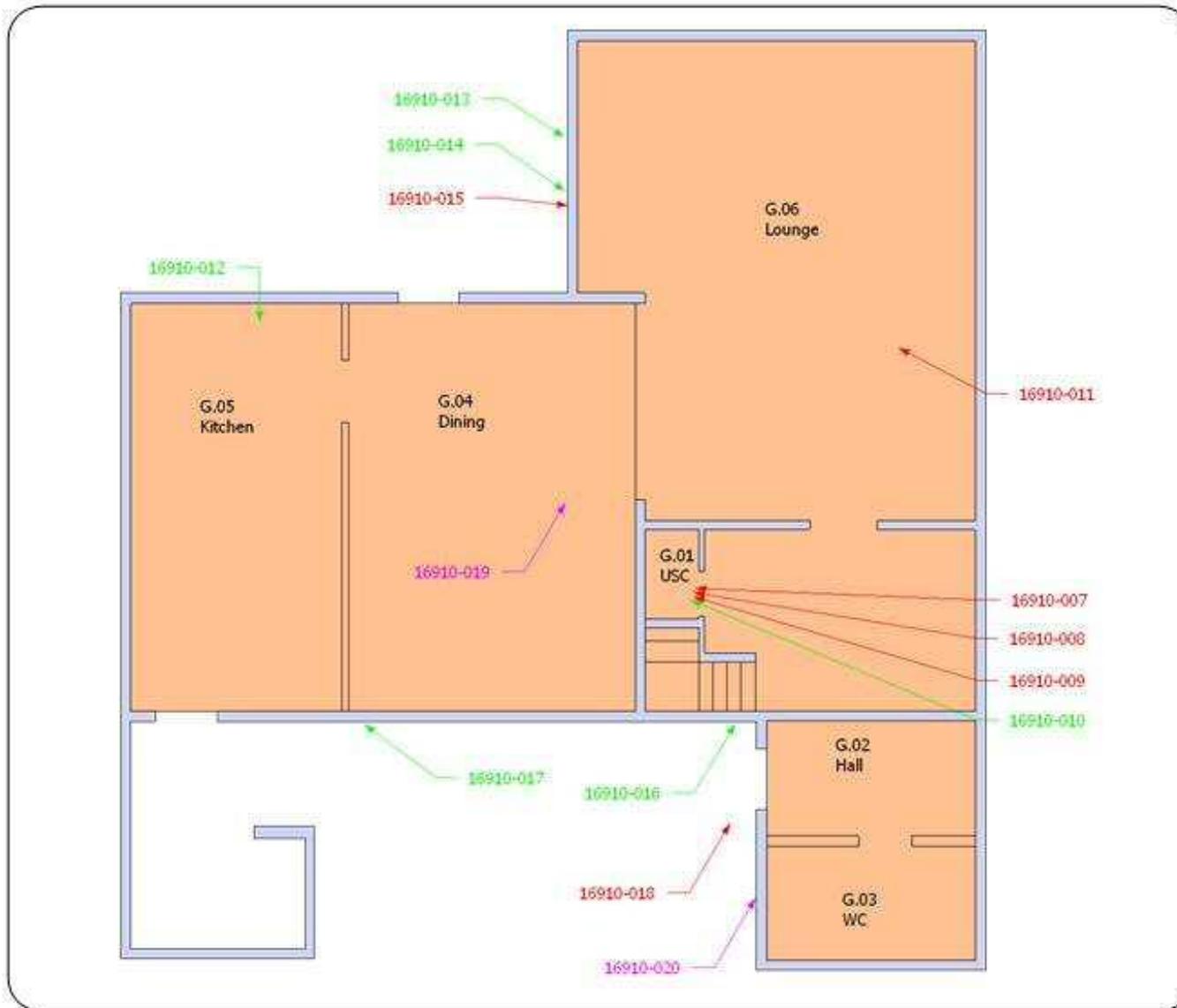
Survey date:
August 2013

Building:
Main

Floor:
First

Site address:
2 Cedar Chase
Taplow
Maidenhead
SL6 0EU

APPENDIX D: SAMPLE/ASSESSMENT LOCATION PLANS



Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

General observation

Area contains asbestos

Area not accessed

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

Survey reference:
16910

Survey date:
August 2013

Building:
Main

Floor:
Ground

Site address:
2 Cedar Chase
Taplow
Maidenhead
SL6 0EU

End Of Report