

Asbestos Refurbishment Survey



**Ashfield House
West Nottinghamshire College
Chesterfield Road
Mansfield
NG19 7BB**

on behalf of

AA Projects Limited

Project Number:	Survey Date:	Issue Date:
B-36548	08 April 2022	22 April 2022



Acorn Analytical Services Limited • The Old Print Works - Carr Street - Cleckheaton - BD19 5HG

T: 0844 800 0895 • E: info@acorn-as.com • W: www.acorn-as.com

Overview of Services Provided by Acorn Analytical Services

UKAS Accredited Services*

Asbestos Surveys

Management, Refurbishment, Demolition Surveys
Asbestos Re-inspections

Asbestos Testing

Specific Sampling
Bulk Sample Analysis
Air Testing, 4 Stage Clearances

Non-UKAS Accredited Services

Asbestos Consultancy

Project Management, Specifications, Work Tenders, Contractor Selection
UKATA Asbestos Awareness Training
Asbestos Due Diligence
Asbestos Database Provision
Asbestos in Soil Surveys
Asbestos in Soils Testing

Asbestos Remediation

Assistance with Asbestos Repair, Encapsulation, Removal

Consultancy

Hazardous Material Surveys
Anthrax and Lead in Paint Testing
Floor Plans and Measured Building Plans

NORTHAMPTON	LEEDS (HEAD OFFICE)	LONDON
OFFICE and UKAS LABORATORY 32 Quarry Park Close Charter Gate Moulton Park Industrial Estate Northampton NN3 6QB T: 01604 648 928 E: south@acornasbestos.co.uk	OFFICE and UKAS LABORATORY The Old Print Works Carr Street Cleckheaton BD19 5HG T: 01924 443 552 E: info@acorn-as.com	CLIENT OFFICE Kemp House 152 City Road London EC1V 2NX T: 020 8168 0895 E: london@acornasbestos.co.uk

*The following services are included within the scope of Acorn Analytical Services' UKAS accreditations: Management, Refurbishment and Demolition Surveys, Asbestos Re-inspections, Bulk Sample Analysis, Air Testing, 4 Stage Clearances.

- UKAS Type C Inspection Body Accreditation to ISO17020 – Reference 0370
- UKAS Testing Laboratory to ISO17025 – Reference 2418

All UKAS accredited services are provided by the Northampton and Leeds offices.

All other services as listed are not covered by UKAS and are outside the scope of our accreditations.

Executive Summary

The executive summary gives a brief outline of the asbestos containing materials (ACMs) identified on site. It also details the risk assessment score associated with these materials which have been listed in risk order. Areas where no access or limited access was gained are also included within this summary. These areas must be presumed to contain ACMs until proven otherwise. Although this section provides a summary, all sections of this report should be read.

Scope & Building Details

Further to instructions received from Nick Sherring of AA Projects Limited, an Asbestos Refurbishment Survey was carried out within Ashfield House at West Nottinghamshire College Mansfield, prior to new ceilings, lighting, flooring and decoration works. The building is a c1830 traditional stone construction. This survey was carried out by Jerry Wood.

Asbestos Containing Materials

Building	Floor	Room	Description	Product Type	Material Risk Score
Ashfield House	Basement	B01 - Boiler Room	Insulation to pipework within left hand chamber to back wall. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Insulation residues to pipework over boiler. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to floor within left hand chamber entrance. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to walls and brackets rear of boiler. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to floor. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to floor. Room Area approx 50m ²	Thermal Insulation	11

Building	Floor	Room	Description	Product Type	Material Risk Score
Ashfield House	Basement	B01 - Boiler Room	Insulation debris beneath pipework within left hand chamber. Room Area approx 50m ²	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	All surfaces throughout the Boiler Room and adjacent areas are deemed contaminated with thermal insulation	Thermal Insulation	11
Ashfield House	Ground Floor	FWC - Female WC	Insulation debris to timber frame housing cylinder over ceiling tiles.	Thermal Insulation	11
Ashfield House	Ground Floor	FWC - Female WC	Insulation debris to cylinder over ceiling tiles	Thermal Insulation	11
Ashfield House	Ground Floor	FWC - Female WC	Insulation debris over MMMF ceiling tiles	Thermal Insulation	11
Ashfield House	Basement	B01 - Boiler Room	Corrugated paper insulation to pipework through ceiling rear of boiler. Room Area approx 50m ²	Thermal Insulation	10
Ashfield House	Basement	B01 - Boiler Room	Corrugated paper insulation to pipework through wall penetration. Room Area approx 50m ²	Thermal Insulation	10
Ashfield House	Ground Floor	L01 - Entrance Hall	Bitumen adhesive beneath carpet to stairs	Bitumen	2
Ashfield House	Ground Floor	ST03 - External Store	Felt to underside of concrete ceiling above polystyrene ceiling tiles.	Felt	2
Ashfield House	External	99 - External	Felt roof canopy over lean-to to rear yard.	Felt	2

Areas Not Accessed

Building	Floor	Room	Description
Ashfield House	External	99 - External Windows	No full inspection could be made within the wood frames/casings due to probable damage and affecting the integrity of the building
Ashfield House	1st Floor	RV1 - Roof Void	Viewed from hatch only. Fibreglass quilt insulation throughout.



Contents

1.0	Survey Introduction	7
2.0	Survey Location Descriptions	9
3.0	Areas Not Accessed	16
4.0	Risk Assessment	17
5.0	Asbestos Register	45
	Appendix I Certificate of Bulk Analysis	48
	Appendix II Plans	52

Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
AA Projects Limited Jackson House Sibson Road Sale Manchester M33 7RR	Ashfield House West Nottinghamshire College Chesterfield Road Mansfield NG19 7BB	B-36548	08 April 2022	22 April 2022

Report Signatures

Reported and Issued By		Surveyor and Quality Check By	
Tania Bailey		Jerry Wood	

1.0 Survey Introduction

- 1.1 This is an Asbestos Refurbishment Survey Report written to facilitate the management and/or removal of asbestos containing materials (ACMs) detailed in this section.
- 1.2 Further to instructions received from Nick Sherring of AA Projects Limited, an Asbestos Refurbishment Survey was carried out within Ashfield House at West Nottinghamshire College Mansfield, prior to new ceilings, lighting, flooring and decoration works. The building is a c1830 traditional stone construction. This survey was carried out by Jerry Wood.
- 1.3 This report provides detailed information and results following an Asbestos Refurbishment Survey. The survey and subsequent report was carried out in full accordance with HSG264 Asbestos: The Survey Guide, HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures' and implemented with Acorn Analytical Services documented in house procedures.
- 1.4 An Asbestos Refurbishment Survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. A Refurbishment Survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. The survey will involve destructive inspection as necessary. Please note that as refurbishment takes place, ACMs may be uncovered that were virtually and physically impossible, even under the restraints of a refurbishment survey, to locate and identify e.g. below solid concrete floors and other solid structural elements.
- 1.5 There is a specific requirement under Control of Asbestos Regulations 2012 (Regulation 7) for all ACMs to be removed, as far as reasonably practicable, before refurbishment or final demolition. Removing of ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The Survey Report should be supplied by the Client to Designers and Contractors who may be bidding for the work, so that the asbestos risks can be addressed.
- 1.6 In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, as the asbestos removal may not take place for some time, the ACMs condition has been assessed so that materials can be managed.
- 1.7 Where sampling was carried out as part of the Refurbishment Survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos, they were considered to be representative of other similar materials used in the same way in the building. Bulk Sampling was undertaken in-line with the recognised safe procedures in order to cause minimal possible potential risk to health of the building occupants and visitors.

Asbestos Duty Implications





The dutyholder has express undertakings to comply with the Control of Asbestos Regulations 2012. If asbestos has been identified, there will be recommendations detailed in the asbestos data sheets within the report. The recommendations fall within three categories: Manage, Remediate or Remove. If the dutyholder does not follow the recommendations, they risk being in breach of the Regulations. Breaches of Regulation can result in a number of outcomes, including: HSE Verbal Warning, HSE Letter, Improvement Notice, Prohibition Notice, Prosecution, Fines, Costs, Victim Surcharges or Custodial Sentence.







More information on types of notices and penalties can be found on the Health and Safety Executive's website here:







- Examples of notices: <https://www.hse.gov.uk/enforce/enforcementguide/notices/notices-types.htm>
- Examples of maximum penalties: <https://www.hse.gov.uk/enforce/enforcementguide/court/sentencing-examples.htm>
- The HSE Enforcement Management Model: <https://www.hse.gov.uk/enforce/emm.pdf>





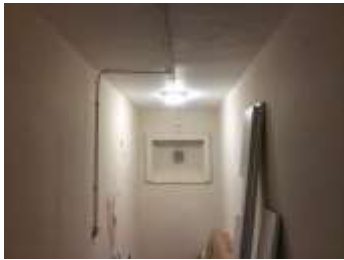

2.0 Survey Location Descriptions




- 2.1 This document is an Asbestos Survey report and is intended to provide the reader with specific detailed information on the locations of asbestos containing materials (ACMs) identified at the site.
- 2.2 Detailed asbestos information can be found within the specific asbestos data sheets within this report. The following location descriptions have been compiled and are intended to aid in a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. Appended to each location description is a list of rooms accessed during the survey. The location descriptions are not intended to be utilised as and do not constitute a general building or construction material survey.







Building: Ashfield House			
Location:	Construction Overview	Photos	
Ground Floor	<p>1 Office</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Wood floor beneath carpet. Wood window casings and frames.</p>		
Ground Floor	<p>2 Office</p> <p>Refurbishment Note. New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Wood floor beneath carpet. Wood window casings and frames.</p>		



Building: Ashfield House			
Location:	Construction Overview	Photos	
Ground Floor	<p>3 Stores</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Solid floor beneath carpet. Wood window casings and frames.</p>		
Ground Floor	<p>4 Classroom</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid and plaster walls. Wood floor beneath carpet. Wood window casings and frames.</p>		
Ground Floor	<p>BG1 Billy Goat Area</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Solid floor. Wood window frames.</p>		

Building: Ashfield House			
Location:	Construction Overview	Photos	
Ground Floor	<p>DWC Accessible WC</p> <p>No intrusive works have been undertaken as this room has recently been refurbished.</p> <p>Plasterboard ceiling tiles, fireline plasterboard fixed ceiling. Solid and plasterboard walls. Solid floor beneath modern vinyl Wood window frames.</p>		
Ground Floor	<p>FWC Female WC</p> <p>Area to be demolished.</p> <p>Solid ceiling and MMMF ceiling tiles (restrict access over). Solid walls. Solid floor beneath modern vinyl</p>		
Ground Floor	<p>L01 Entrance Hall</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Solid floor beneath carpet. Wood window casings and frames.</p>		

Building: Ashfield House			
Location:	Construction Overview	Photos	
Ground Floor	<p>L02 Toilet Lobby</p> <p>Area to be demolished.</p> <p>Solid ceiling Solid walls. Solid floor beneath carpet.</p>		
Ground Floor	<p>MWC Male WC</p> <p>Area to be demolished.</p> <p>Solid ceiling Solid walls. Solid floor beneath modern vinyl</p>		
Ground Floor	<p>ST02 Store 2</p> <p>Refurbishment Note: New Comms Room. New suspended ceiling and lighting. Decoration. New flooring.</p> <p>Lath and plaster ceiling. Solid walls. Solid floor beneath modern vinyl</p>		



Building: Ashfield House			
Location:	Construction Overview	Photos	
Ground Floor	<p>ST03 External Store</p> <p>Area to be demolished.</p> <p>Polystyrene tiles to concrete soffit. Brick walls. Concrete floor.</p>		
1st Floor	<p>101 Classroom</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Wood floor beneath carpet. Wood window casings and frames.</p>		
1st Floor	<p>102 Office</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Wood floor beneath carpet. Modern electrics. Wood window casings and frames.</p>		

Building: Ashfield House			
Location:	Construction Overview	Photos	
1st Floor	<p>103 Classroom</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Wood floor beneath carpet. Wood window casings and frames.</p>		
1st Floor	<p>104 Office</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Plasterboard and lath/plaster ceilings. Solid walls. Wood and solid floor beneath carpet. Wood window frames.</p>		
1st Floor	<p>L01 Stair Lobby</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New carpets. New windows.</p> <p>Lath and plaster ceilings. Solid walls. Wood floor beneath carpet. Wood window casings and frames.</p>		

Building: Ashfield House			
Location:	Construction Overview	Photos	
1st Floor	<p>ST01 Store</p> <p>Refurbishment Note: New suspended ceiling and lighting. Decoration. New flooring.</p> <p>Lath and plaster ceilings. Solid walls. Wood floor beneath vinyl.</p>		

3.0 Areas Not Accessed

3.1 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted. The Client and or Duty Holder must presume that asbestos containing materials (ACMs) are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

Building	Floor	Room	Description	Location Photo
Ashfield House	1st Floor	RV1 - Roof Void	Viewed from hatch only. Fibreglass quilt insulation throughout.	
Ashfield House	External	99 - External Windows	No full inspection could be made within the wood frames/casings due to probable damage and affecting the integrity of the building	

4.0 Risk Assessment

Material Assessment

- 4.1 The risk categories detailed within this report are part of the Material Assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and those materials with a score between 5 and 6 are regarded as having a low potential to release fibres if disturbed. Scores of 4 or less have a very low potential to release fibres and those materials which are analysed and found to be non-asbestos are not given a Material Assessment score.
- 4.2 The following algorithm is a Material Assessment that identifies high-risk materials; those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Assessment will be the materials that should be given priority for a remedial action.
- 4.3 The following tables contain examples of scores which are combined to calculate a total score of between 2 and 12. The total score forms the Material Assessment score.

Product Type

Score	Examples
1	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Damage Extent

Score	Examples
0	Good condition: no visible damage.
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Surface Treatment

Score	Examples
0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
2	Unsealed AIB, or encapsulated lagging and sprays.
3	Unsealed lagging and sprays.

Asbestos Type

Score	Examples
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite.
3	Crocidolite

Priority Assessment

- 4.4 The priority risk assessments detailed within this report are part of the priority assessment algorithm as detailed within HSG227 a comprehensive guide to Managing Asbestos in premises. Priority risk assessments and total risk scores are outside UKAS Accreditation held by Acorn Analytical Services.
- 4.5 The material assessment identifies the high risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.
- 4.6 Management priority must be determined by carrying out a risk assessment, which will also take into account additional factors such as:
- Maintenance activity
 - Occupant activity
 - Likelihood of disturbance
 - Human exposure potential
- 4.7 These additional factors represent the information required to formulate the required priority risk assessments.
- 4.8 The following table describes the basic considerations to be taken into account when evaluating the overall priority risk.

Occupant Activity

Assessment Factor:	Score:	Examples of Score Variables:
Main Activity: Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
Secondary Activity:	As Above	As Above

Likelihood of Disturbance

Assessment Factor:	Score:	Examples of Score Variables:
Location:	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m ²
	3	Confined spaces
Accessibility:	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts or items (e.g. strings, gaskets)
	1	<10 m ² or <10 Lm
	2	>10 m ² to <50m ² or >10 Lm to <50 Lm
	3	>50 m ² or >50 Lm

Human Exposure Potential

Assessment Factor:	Score:	Examples of Score Variables:
Number of Occupants:	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Area Usage:	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area in Use Per Day:	0	< 1 Hour
	1	> 1 Hour to < 3 Hours
	2	> 3 Hour to < 6 Hours
	3	> 6 Hours

Maintenance Activity

Assessment Factor:	Score:	Examples of Score Variables:
Type of Maintenance Activity:	0	Minor disturbance (e.g. access)
	1	Low disturbance (e.g. changing light bulbs)
	2	Medium disturbance (e.g. lift asbestos tiles)
	3	High levels of disturbance (e.g. removal of acm)
Frequency of Maintenance Activity:	0	ACM unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	>1 per month

Priority Assessment Risk Definitions

- 4.9 The assessment algorithm helps to produce priority assessments in a consistent format.
- 4.10 Scores from the material assessment and the priority assessment are added together to give the overall risk assessment. Risk assessment scores for different locations can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions on frequency checks more dependent on the knowledge of the Duty Holder / Responsible Person.
- 4.11 Algorithms are provided as a guide, but they are assessments and will often require the Duty Holder / Responsible Person to make their own additional judgments.

Priority Risk Guide to Action Plan

Risk of Fibre Release	Score	Guide to Action Plan
High	>18	Urgent Action / Remove
Medium	14 – 17	Remediate / Encapsulate & Monitor
Low	9 – 13	Monitor Six to Twelve Months
Minor	1 – 8	Monitor Annually

- 4.12 The “Guide to Action Plan” forms the basis of the action plan relating to the asbestos containing materials. If any elements change to the material risk or priority risk assessments then these need to be reflected and updated here so that the actions are based on the most up to date information.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation to pipework within left hand chamber to back wall. Room Area approx 50m²
Sample Reference	S007
Quantity	1 Lin M



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	1
Extent of Material	No of Occupants	Frequency of Use
1	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		5
Total Risk Score:		Risk Description:
16		Medium Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation residues to pipework over boiler. Room Area approx 50m²
Sample Reference	S008
Quantity	10 Lin M



Material Assessment

Analysis Result	
Amosite	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
2	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		6
Total Risk Score:		Risk Description:
17		Medium Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Corrugated paper insulation to pipework through ceiling rear of boiler. Room Area approx 50m²
Sample Reference	S009
Quantity	1 Lin M



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	1
Extent of Material	No of Occupants	Frequency of Use
1	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
10		5
Total Risk Score:		Risk Description:
15		Medium Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to floor within left hand chamber entrance. Room Area approx 50m²
Sample Reference	S010
Quantity	50 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m²
Sample Reference	S011
Quantity	50 Lin M



Material Assessment

Analysis Result	
Amosite	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m²
Sample Reference	S012
Quantity	50 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Corrugated paper insulation to pipework through wall penetration. Room Area approx 50m²
Sample Reference	S013
Quantity	1 Lin M



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	1
Extent of Material	No of Occupants	Frequency of Use
1	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
10		5
Total Risk Score:		Risk Description:
15		Medium Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to walls and brackets rear of boiler. Room Area approx 50m²
Sample Reference	S014
Quantity	50 m ²



Material Assessment

Analysis Result	
Amosite	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to ceiling. Room Area approx 50m²
Sample Reference	S015
Quantity	50 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to floor. Room Area approx 50m²
Sample Reference	S016
Quantity	50 m ²



Material Assessment

Analysis Result	
Amosite	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to walls. Presumed throughout boiler room. Room Area approx 50m²
Sample Reference	S017
Quantity	50 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris to floor. Room Area approx 50m²
Sample Reference	S018
Quantity	50 m ²



Material Assessment

Analysis Result	
Amosite	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	Insulation debris beneath pipework within left hand chamber. Room Area approx 50m²
Sample Reference	Ref S007
Quantity	50 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

A sample of the material was not collected however it should be strongly presumed to contain asbestos

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Basement
Room	B01 - Boiler Room
Description	All surfaces throughout the Boiler Room and adjacent areas are deemed contaminated with thermal insulation
Sample Reference	Ref S012
Quantity	50 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	2
Average Time	Maintenance Activity	Freq of Maintenance
0	3	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

A sample of the material was not collected however it should be strongly presumed to contain asbestos

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Ground Floor
Room	FWC - Female WC
Description	Insulation debris to timber frame housing cylinder over ceiling tiles.
Sample Reference	S003
Quantity	2 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	1
Extent of Material	No of Occupants	Frequency of Use
1	0	3
Average Time	Maintenance Activity	Freq of Maintenance
3	2	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

Restrict access over MMMF ceiling tiles.

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Ground Floor
Room	FWC - Female WC
Description	Insulation debris to cylinder over ceiling tiles
Sample Reference	S004
Quantity	2 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	1
Extent of Material	No of Occupants	Frequency of Use
1	0	3
Average Time	Maintenance Activity	Freq of Maintenance
3	2	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

Restrict access over MMMF ceiling tiles.

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Ground Floor
Room	FWC - Female WC
Description	Insulation debris over MMMF ceiling tiles
Sample Reference	S005
Quantity	2 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	1
Extent of Material	No of Occupants	Frequency of Use
1	0	3
Average Time	Maintenance Activity	Freq of Maintenance
3	2	3
Material Risk Score:		Priority Risk Score:
11		7
Total Risk Score:		Risk Description:
18		High Risk

Comments

Restrict access over MMMF ceiling tiles.

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	Ground Floor
Room	L01 - Entrance Hall
Description	Bitumen adhesive beneath carpet to stairs
Sample Reference	S021
Quantity	15 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Bitumen	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	1
Extent of Material	No of Occupants	Frequency of Use
2	0	3
Average Time	Maintenance Activity	Freq of Maintenance
3	2	3
Material Risk Score:		Priority Risk Score:
2		8
Total Risk Score:		Risk Description:
10		Low Risk

Comments

N/A

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	Ashfield House
Floor	Ground Floor
Room	ST03 - External Store
Description	Felt to underside of concrete ceiling above polystyrene ceiling tiles.
Sample Reference	S023
Quantity	3 Lin M



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Felt	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	1
Extent of Material	No of Occupants	Frequency of Use
1	0	3
Average Time	Maintenance Activity	Freq of Maintenance
0	2	2
Material Risk Score:		Priority Risk Score:
2		4
Total Risk Score:		Risk Description:
6		Very Low Risk

Comments

N/A

Recommendations

The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	Ashfield House
Floor	1st Floor
Room	101 - Classroom
Description	Textured coating to ceiling (part)
Sample Reference	S001
Quantity	25 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	Ashfield House
Floor	1st Floor
Room	ST01 - Store
Description	Vinyl floor covering
Sample Reference	S002
Quantity	4 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Vinyl	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	Ashfield House
Floor	External
Room	99 - External
Description	Felt roof canopy over lean-to to rear yard.
Sample Reference	S019
Quantity	2 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Felt	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	0	1
Extent of Material	No of Occupants	Frequency of Use
1	0	3
Average Time	Maintenance Activity	Freq of Maintenance
3	0	2
Material Risk Score:		Priority Risk Score:
2		5
Total Risk Score:		Risk Description:
7		Very Low Risk

Comments

N/A

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections.

Survey Data Sheet

Building	Ashfield House
Floor	External
Room	99 - External
Description	Felt to felt roof in rear yard
Sample Reference	S020
Quantity	8 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Felt	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	Ashfield House
Floor	External
Room	99 - External
Description	Glazing putty to windows, presumed to all.
Sample Reference	S022
Quantity	40 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Putty	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

5.0 Asbestos Register

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Analysis Result	Quantity	Risk Score	Action
Ashfield House	Ground Floor	FWC - Female WC	Insulation debris to timber frame housing cylinder over ceiling tiles.	Medium	3	3	3	Amosite, Chrysotile	2 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Ground Floor	FWC - Female WC	Insulation debris to cylinder over ceiling tiles	Medium	3	3	3	Amosite, Chrysotile	2 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Ground Floor	FWC - Female WC	Insulation debris over MMMF ceiling tiles	Medium	3	3	3	Amosite, Chrysotile	2 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Ground Floor	L01 - Entrance Hall	Bitumen adhesive beneath carpet to stairs	Medium	1	0	0	Chrysotile	15 m ²	10	Manage or Remove
Ashfield House	Ground Floor	ST03 - External Store	Felt to underside of concrete ceiling above polystyrene ceiling tiles.	Easy	1	0	0	Chrysotile	3 Lin M	6	Remove
Ashfield House	Basement	B01 - Boiler Room	Insulation to pipework within left hand chamber to back wall. Room Area approx 50m²	Easy	3	3	3	Amosite, Chrysotile	1 Lin M	16	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Insulation residues to pipework over boiler. Room Area approx 50m²	Easy	3	3	3	Amosite	10 Lin M	17	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Corrugated paper insulation to pipework through ceiling rear of boiler. Room Area approx 50m²	Easy	3	3	3	Chrysotile	1 Lin M	15	Remove / Urgent Restrict Access

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Analysis Result	Quantity	Risk Score	Action
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to floor within left hand chamber entrance. Room Area approx 50m²	Easy	3	3	3	Amosite, Chrysotile	50 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m²	Easy	3	3	3	Amosite	50 Lin M	18	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m²	Easy	3	3	3	Amosite, Chrysotile	50 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Corrugated paper insulation to pipework through wall penetration. Room Area approx 50m²	Easy	3	3	3	Chrysotile	1 Lin M	15	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to walls and brackets rear of boiler. Room Area approx 50m²	Easy	3	3	3	Amosite	50 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to floor. Room Area approx 50m²	Easy	3	3	3	Amosite	50 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	Insulation debris to floor. Room Area approx 50m²	Easy	3	3	3	Amosite	50 m ²	18	Remove / Urgent Restrict Access

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Analysis Result	Quantity	Risk Score	Action
Ashfield House	Basement	B01 - Boiler Room	Insulation debris beneath pipework within left hand chamber. Room Area approx 50m²	Easy	3	3	3	Amosite, Chrysotile	50 m ²	18	Remove / Urgent Restrict Access
Ashfield House	Basement	B01 - Boiler Room	All surfaces throughout the Boiler Room and adjacent areas are deemed contaminated with thermal insulation	Easy	3	3	3	Amosite, Chrysotile	50 m ²	18	Remove / Urgent Restrict Access
Ashfield House	External	99 - External	Felt roof canopy over lean-to to rear yard.	Easy	1	0	0	Chrysotile	2 m ²	7	Manage

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'. Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s). In this instance, Acorn Analytical Services Limited guarantees the accuracy of the sample analysis only. This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited. Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation, including product type.

Client and Site Details

Client Details	Site Address	Project Number
AA Projects Limited Jackson House Sibson Road Sale Manchester M33 7RR	Ashfield House West Nottinghamshire College Chesterfield Road Mansfield NG19 7BB	B-36548

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Jerry Wood	Acorn Analytical Services Limited	06 April 2022

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Textured Coating	1st Floor	101 Classroom	Textured coating to ceiling (part)	No Asbestos Detected
S002	Vinyl	1st Floor	ST01 Store	Vinyl floor covering	No Asbestos Detected
S003	Thermal Insulation	Ground Floor	FWC Female WC	Insulation debris to timber frame housing cylinder over ceiling tiles.	Amosite, Chrysotile
S004	Thermal Insulation	Ground Floor	FWC Female WC	Insulation debris to cylinder over ceiling tiles	Amosite, Chrysotile
S005	Thermal Insulation	Ground Floor	FWC Female WC	Insulation debris over MMMF ceiling tiles	Amosite, Chrysotile



Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S007	Thermal Insulation	Basement	B01 Boiler Room	Insulation to pipework within left hand chamber to back wall. Room Area approx 50m ²	Amosite, Chrysotile
S008	Thermal Insulation	Basement	B01 Boiler Room	Insulation residues to pipework over boiler. Room Area approx 50m ²	Amosite
S009	Thermal Insulation	Basement	B01 Boiler Room	Corrugated paper insulation to pipework through ceiling rear of boiler. Room Area approx 50m ²	Chrysotile
S010	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to floor within left hand chamber entrance. Room Area approx 50m ²	Amosite, Chrysotile
S011	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m ²	Amosite
S012	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to walls within RH chamber. Presumed throughout boiler room. Room Area approx 50m ²	Amosite, Chrysotile
S013	Thermal Insulation	Basement	B01 Boiler Room	Corrugated paper insulation to pipework through wall penetration. Room Area approx 50m ²	Chrysotile
S014	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to walls and brackets rear of boiler. Room Area approx 50m ²	Amosite
S015	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to ceiling. Room Area approx 50m ²	No Asbestos Detected
S016	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to floor. Room Area approx 50m ²	Amosite
S017	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to walls. Presumed throughout boiler room. Room Area approx 50m ²	No Asbestos Detected
S018	Thermal Insulation	Basement	B01 Boiler Room	Insulation debris to floor. Room Area approx 50m ²	Amosite
S019	Felt	External	99 External	Felt roof canopy over lean-to to rear yard.	Chrysotile



Bulk Analysis Results

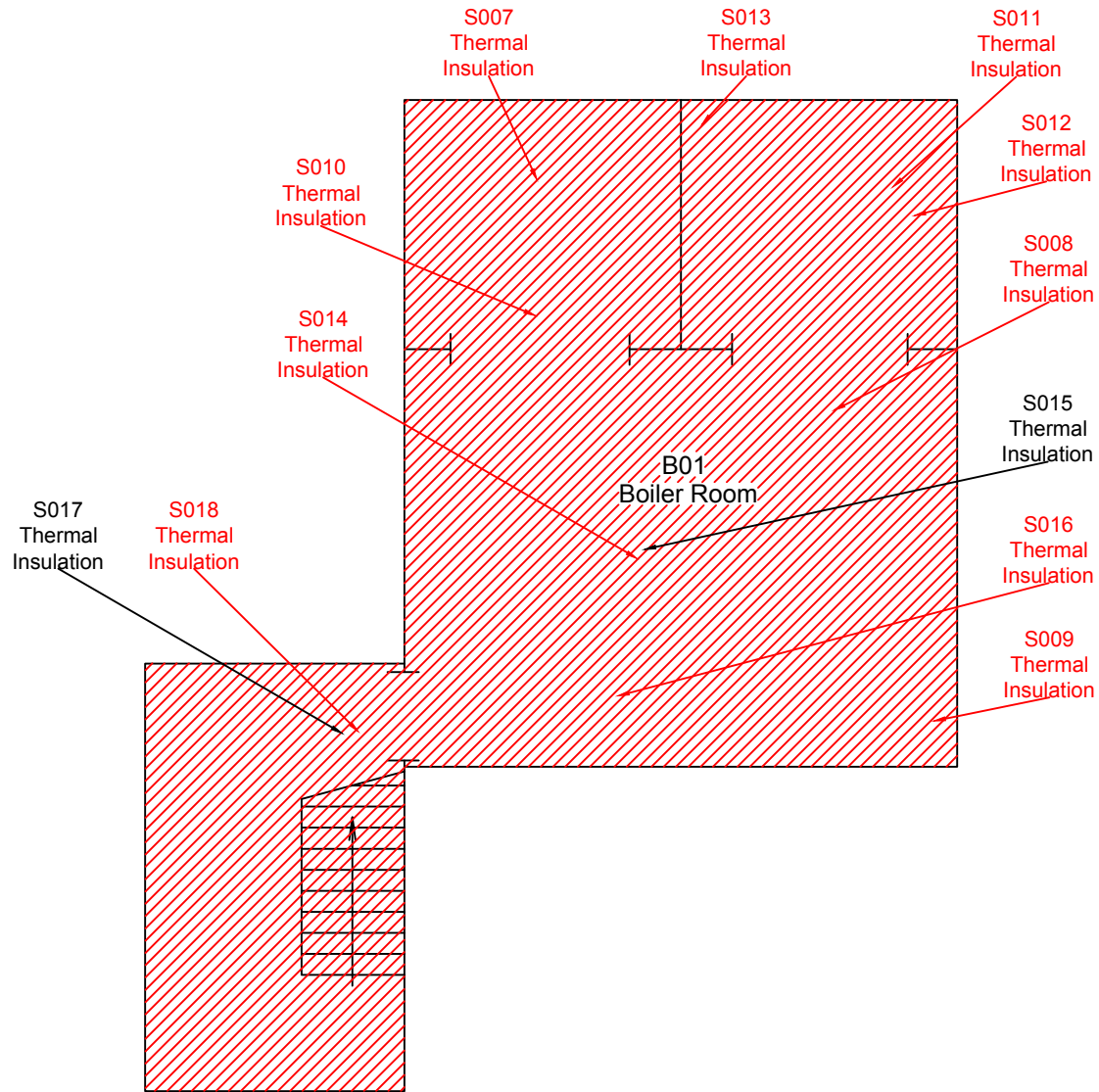
Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S020	Felt	External	99 External	Felt to felt roof in rear yard	No Asbestos Detected
S021	Bitumen	Ground Floor	L01 Entrance Hall	Bitumen adhesive beneath carpet to stairs	Chrysotile
S022	Putty	External	99 External	Glazing putty to windows, presumed to all.	No Asbestos Detected
S023	Felt	Ground Floor	ST03 External Store	Felt to underside of concrete ceiling above polystyrene ceiling tiles.	Chrysotile

Signatures

Analysed & Issued By	Signature	Date
Leah Valente		11 April 2022 to 14 April 2022

Appendix II Plans

Ashfield House - Basement



- Plans not to scale
- For more information please see the relevant section within the main report



Contains
Asbestos

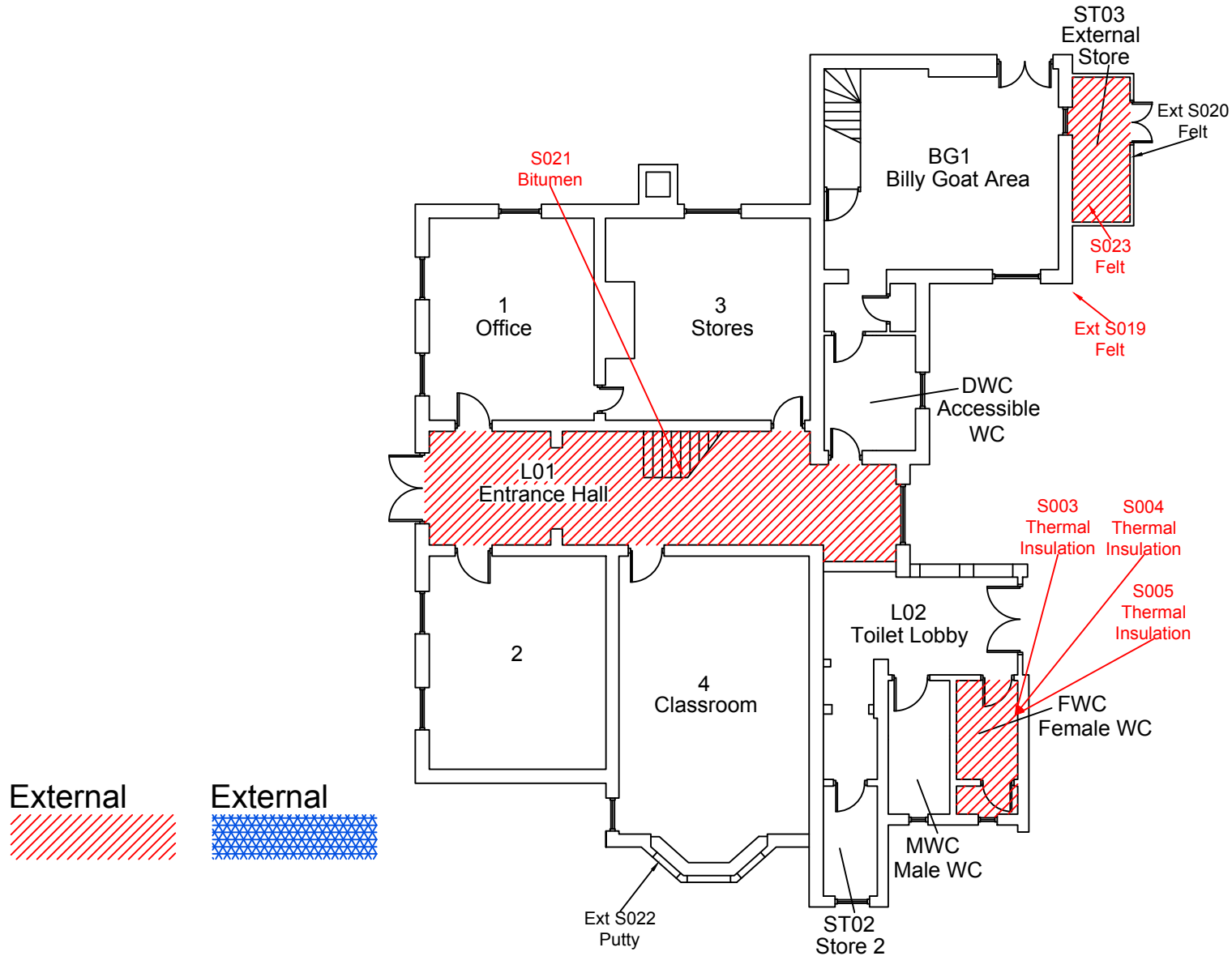


Limitation/No access
Within Room

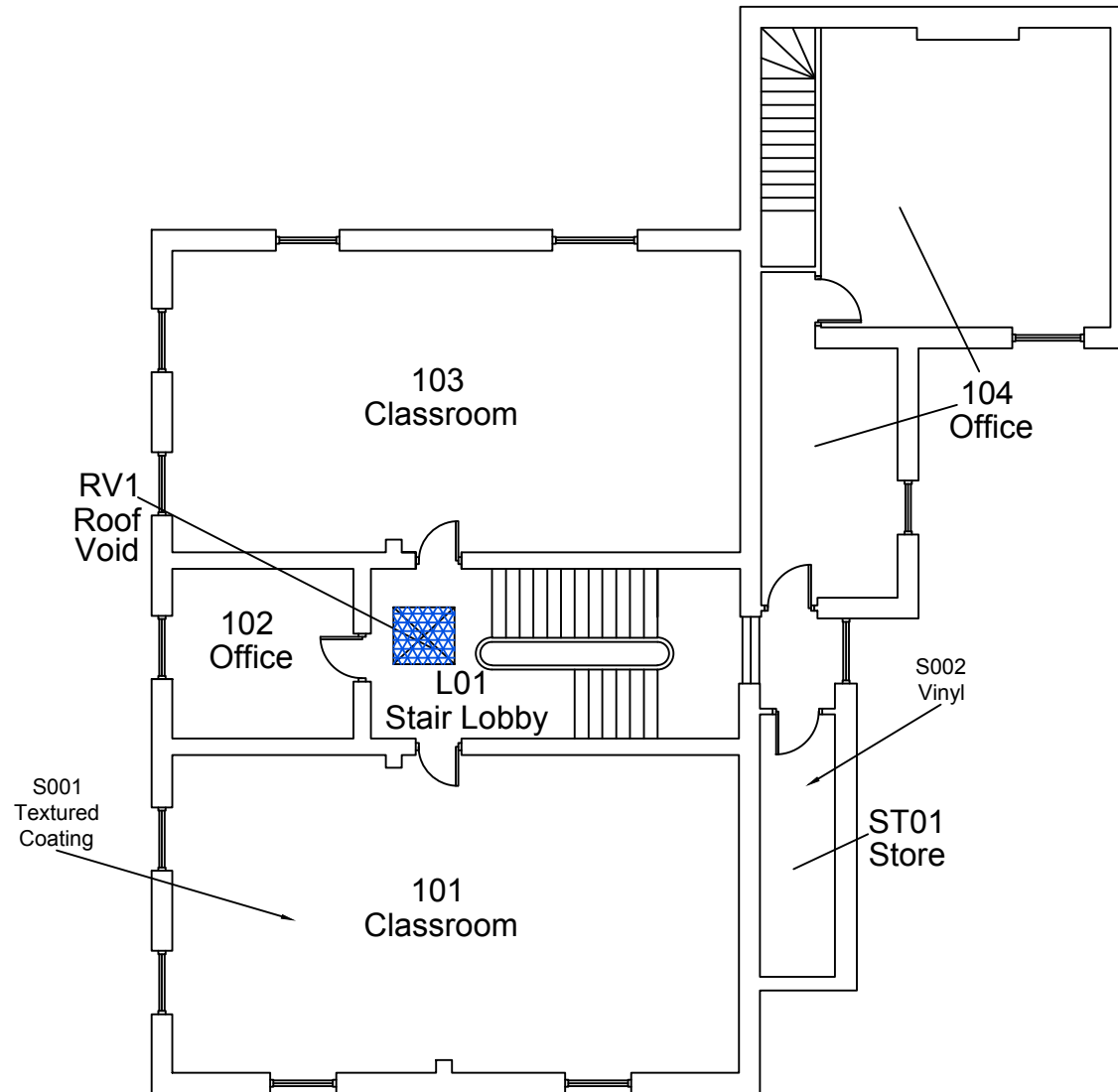


Outside Scope
of Survey

Ashfield House - Ground Floor



Ashfield House - First Floor



External


External


#Warning This Report is NOT an Asbestos Scoping Document

Asbestos Reports vs Asbestos Scoping / Tender Documents

What's the difference?

So, what is the difference between an Asbestos Report and an Asbestos Scoping / Tender Document? Well, asbestos reports are just that, they are documents produced to highlight the items that have been identified during a survey or reinspection.

The report confirms whether the item is asbestos containing, along with a host of other information such as its condition, location, product type, surface treatment. Additional information exists such as its quantity and location along with a photograph of the item itself.

What information doesn't it provide?

What an asbestos report does not do is to provide enough surrounding information to be an all-encompassing specification for tender. You see, to scope an asbestos project properly then additional information must be collected and detailed out so that all parties pricing for the works fully understand the project and what the project outcome looks like to the client.

The specification should also detail all ancillary works and details required to complete the works both safely and effectively. These could look at working hours, hazards on site, other trades for the works such as electricians or gas engineers through to additional site security requirements.

Another huge part of a project that needs to be considered are timeframes, client restrictions and also any item that is required by the client themselves that they need to undertake for a successful project to go ahead.

Who should price the works?

Finally, as part of the scoping and tender process the right contractors must be approached to provide costs for the works. These must be all pre vetted to ensure that they meet the client's requirements for insurance, professionalism and competency purposes. All of this information must be checked prior to issuing a specification to the approved contractors.

Depending on the size and complexity of the works separate site visits are then usually undertaken to bottom out any contractual questions and to ensure that any tender collusion risk is negated.

How is it all evaluated?

A deadline date should be set for the tenderers to return their costs. When they return these, they should be in a consistent format so that a consistent and like for like evaluation can be undertaken. At this stage any obscure costs or comments that come in should then be questioned and discussed for each tender return. Only when this process has been followed can the appropriate decision be made as to who is the best contractor for the project, who has understood it correctly and who has priced it appropriately.

How can Acorn help with this headache?

We're Asbestos Experts

At Acorn we regularly prepare specifications and tender asbestos works on behalf of our clients. They understand the complexities that surround asbestos work and they simply do not have the time to even consider this. We regularly update our approved list of contractors as we know who is pricing well and who is best for the type of works required. The type of works we help our clients tender and mange range from small one-off projects through to multi million-pound asbestos projects.

To get help with any required works in this report, just reply to the reporter who sent you this report and we will provide all the assistance you need to ensure you get the right project completed for the right price.