



2 North Lane

Asbestos Refurbishment Survey

2 North Lane BS23 1QR

Surveyed On: 9 Nov 2023

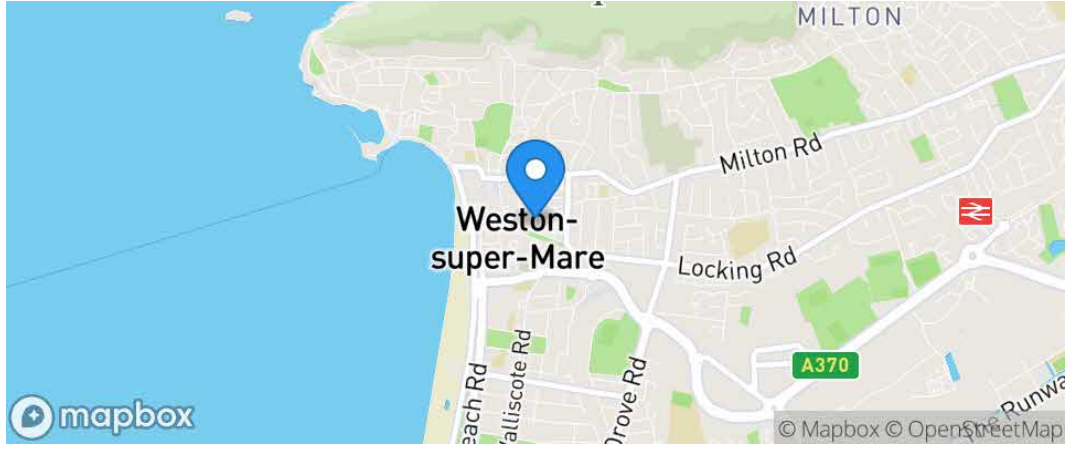
Our Ref: Refurbishment & demolition survey

Job Id: 708

The Asbestos Team
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Boss agency
Ltd

Report Details

Report By	The Asbestos Team
Client	Mark Gauntlett
Project	Refurbishment & demolition survey
Site Address	2 North Lane BS23 1QR
Site Coordinates	51.3479582, -2.9764855
Site Location	
Site Description	Domestic, End Of Terrace Corner Property Located in back lanes from the main road
Scope of Work	Refurbishment & Demolition Survey. Locate any Asbestos Containing materials
Purpose of Survey	Safe Refurbishment works to commence
Surveyors	Dave Simpson
Survey Dates	9 Nov 2023
QC Date	25 Nov 2023

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	1	0	0

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Sign Off

Quality Control
Survey Manager - DS
25th Nov 2023

Introduction

This survey was conducted in accordance with HSG 264 (Asbestos: The Survey Guide). The Asbestos Team cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. The Asbestos Team cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. The Asbestos Team cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Specific attention was requested to identify any risks of asbestos materials (ACM's) that may be contained in the fabric of the buildings walls etc, that would not usually contain asbestos materials. This is now identified separately with additional sample results to prove if there are any ACM's here, as the previous recommendations that there were no suspected ACM's in this location were considered unsatisfactory as provable evidence

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as asbestos-containing.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 0 / Storage Area (VERTICAL PIPE) located on right between front and back rooms.	2	Cement	5 Low	Remove	15

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as non-asbestos-containing.

Building / Level / Location	Item	Material	Page
Main Building / 0 / Entrance Room	1	Insulation Board	13
Main Building / 0 / Walls	6	Brick and Mortar	18
Main Building / 0 / 1 / Stairs	4	Thermoplastic Floor Tile Light In Colour	19
Main Building / 1 / Back Room Laminate / Wood Flooring	4	Adhesive	20
Main Building / 1 / Front Room	3	Thermoplastic Floor Tile Light In Colour	21
Main Building / 1 / Front Room	5	Thermoplastic Floor Tile Dark Tiles	22

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see Report Details (p. 2) and Variations to Scope (p. 4).

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
<i>all locations and items were fully accessed</i>					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / Storage Area (VERTICAL PIPE) located on right between front and back rooms.	2	Cement	Sample 1	2 to 4 Lm Visible during inspection	Amosite and Chrysotile	1	1	1	5 Low	Remove	15

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / Back Rooms	No suspected Asbestos Containing Materials (ACM's) located during inspection					10
Main Building / 0 / Back Rooms	No suspected Asbestos Containing Materials (ACM's) located during inspection					11
Main Building / 0 / Back Rooms	No suspected Asbestos Containing Materials (ACM's) located during inspection					12
Main Building / 0 / Entrance Room	No suspected Asbestos Containing Materials (ACM's) located during inspection					14
Main Building / 0 / Entrance Room	1	Insulation Board		0 None		13
Main Building / 0 / Storage Area (VERTICAL PIPE) located on right between front and back rooms.	2	Cement		5 Low	Remove	15
Main Building / 0 / Storage Area between front and back rooms	No suspected Asbestos Containing Materials (ACM's) located during inspection					16
Main Building / 0 / Under Staircase	No suspected Asbestos Containing Materials (ACM's) located during inspection					17
Main Building / 0 / Walls	6	Brick and Mortar		0 None		18
Main Building / 0 / 1 / Stairs	4	Thermoplastic Floor Tile Light In Colour		0 None		19
Main Building / 1 / Back Room Laminate / Wood Flooring	4	Adhesive		0 None		20
Main Building / 1 / Front Room	3	Thermoplastic Floor Tile Light In Colour		0 None		21


table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 1 / Front Room	5	Thermoplastic Floor Tile Dark Tiles		0 None		22
Main Building / 1 / Roof	Newly installed Roof. No suspected Asbestos Containing Materials (ACM's) located during inspection					23
Main Building / 1 / Roof	New Roof Installation No suspected Asbestos Containing Materials (ACM's) located during inspection					24


Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*



Main Building > 0 > Back Rooms > Location Notes

Building	Main Building	Level	0
Location	Back Rooms	Item	
			
Location Notes	No suspected Asbestos Containing Materials (ACM's) located during inspection		



Main Building > 0 > Back Rooms > Location Notes

Building	Main Building	Level	0
Location	Back Rooms	Item	
			
Location Notes	No suspected Asbestos Containing Materials (ACM's) located during inspection		


Main Building > 0 > Back Rooms > Location Notes

Building	Main Building	Level	0
Location	Back Rooms	Item	
			
Location Notes	No suspected Asbestos Containing Materials (ACM's) located during inspection		


Main Building > 0 > Entrance Room > 1

Building	Main Building	Level	0
Location	Entrance Room	Item	1
Material	Insulation Board	Extent	600 x 600
			
Strategy / Sample Id	Sample / 11	Fibre Type	NADIS
General Comments	<p>Upon Sampling, it was apparent that the material was actually chipboard. However, where the previous identification of the area's presumption was to be containing ACM's was insufficient, a sample "no 11" was generated to confirm the presence of ACM's or not.</p> <p>The reason the sample is called Number 11 is to clearly separate it from the other 4 samples that were taken on the previous visit. There are no missing samples numbered between this sample and the previous samples taken separately</p>		

Main Building > 0 > Entrance Room > Location Notes

Building	Main Building	Level	0
Location	Entrance Room	Item	
			
Location Notes	No suspected Asbestos Containing Materials (ACM's) located during inspection		


Main Building > 0 > Storage Area (VERTICAL PIPE) located on right between front and back rooms. > 2

Building	Main Building	Level	0
Location	Storage Area (VERTICAL PIPE) located on right between front and back rooms.	Item	2
Material	Cement	Extent	2 to 4 Lm Visible during inspection
			
Strategy / Sample Id	Sample / 1	Fibre Type	Amosite and Chrysotile
Recommendation	Remove		
General Comments	Removals quotation to follow.		



Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	2
Material Score	5 / Low		



Main Building > 0 > Storage Area between front and back rooms > Location Notes

Building	Main Building	Level	0
Location	Storage Area between front and back rooms	Item	
			
Location Notes	No suspected Asbestos Containing Materials (ACM's) located during inspection		


Main Building > 0 > Under Staircase > Location Notes

Building	Main Building	Level	0
Location	Under Staircase	Item	
			
Location Notes	No suspected Asbestos Containing Materials (ACM's) located during inspection		



Main Building > 0 > Walls > 6

Building	Main Building	Level	0
Location	Walls	Item	6
Material	Brick and Mortar	Extent	Throughout
			
Strategy / Sample Id	Sample / 21	Fibre Type	NADIS
General Comments	<p>The previous identification of the area's presumption was to be not containing ACM's. However this was insufficient, so sample "no 21" was generated to confirm the presence of ACM's or not.</p> <p>The reason the sample is called Number 21 is to clearly separate it from the other 4 samples that were taken on the previous visit and to separate the sample from Sample 11. There are no missing samples numbered between this sample and the previous samples taken separately.</p>		

Main Building > 0 / 1 > Stairs > 4

Building	Main Building	Level	0 / 1
Location	Stairs	Item	4
Material	Thermoplastic Floor Tile Light In Colour	Extent	3 m2
			
Strategy / Sample Id	Sample / 2	Fibre Type	NADIS

Main Building > 1 > Back Room Laminate / Wood Flooring > 4

Building	Main Building	Level	1
Location	Back Room Laminate / Wood Flooring	Item	4
Material	Adhesive	Extent	6 m2
			
Strategy / Sample Id	Sample / 4	Fibre Type	NADIS

Main Building > 1 > Front Room > 3

Building	Main Building	Level	1
Location	Front Room	Item	3
Material	Thermoplastic Floor Tile Light In Colour	Extent	40 m2



Strategy / Sample Id	Strongly Presume / 2	Presumed Fibre Type	NADIS
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Main Building > 1 > Front Room > 5

Building	Main Building	Level	1
Location	Front Room	Item	5
Material	Thermoplastic Floor Tile Dark Tiles	Extent	less than 20 in number




Strategy / Sample Id	Sample / 3	Fibre Type	NADIS
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Main Building > 1 > Roof > Location Notes

Building	Main Building	Level	1
Location	Roof	Item	
			
Location Notes	Newly installed Roof. No suspected Asbestos Containing Materials (ACM's) located during inspection		

Main Building > 1 > Roof > Location Notes

Building	Main Building	Level	1
Location	Roof	Item	
			
Location Notes	New Roof Installation No suspected Asbestos Containing Materials (ACM's) located during inspection		

Appendices

undefined

See following pages...



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ASBESTOS BULK ANALYSIS TEST REPORT

TEST REPORT NUMBER: J175893	Issue No: 1	Report Date: 22 Nov 2023	
Asbestos Team Ltd 22 Fixby Avenue, Pynest, Halifax HX2 7DQ		Location:-	2 North Lane, Weston-super-Mare, Somerset, BS23 1QR
Date samples received by Lab:-		13/11/2023	Date Sampled:- 14/11/2023
		Date Tested:-	16/11/2023

TEST RESULTS

SSL Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type (s) Present	Sample Notes
BS252736	1	Dust/Debris	Pipe, ground, ,	Chrysotile + Amosite	N/A
BS252737	2	Vinyl	Thermoplastic tile, light colour, Stair	No Asbestos Detected	N/A
BS252738	3	Vinyl Floor Tiles	Thermoplastic tile, dark colour, ,	No Asbestos Detected	N/A
BS252739	4	Composite	Under wood floor, Back room	No Asbestos Detected	N/A

Additional Comments: N/A

Analysed By: Victoria Denny	
Approved By: Carly Matthews	

Remarks: Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water Absorption testing of materials has not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports. Tests marked \$ in this report have been subcontracted to a UKAS accredited laboratory.

SOP No. D3TA1 based on HSG248 Appendix 2. This report relates only to the samples tested. Opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

All records, communications and reports pertaining to this analysis shall be retained for a minimum of five years from the date of report issue. Samples analysed shall be retained for a period of 6 months from the report issue date.



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ASBESTOS BULK ANALYSIS TEST REPORT

TEST REPORT NUMBER: J176702	Issue No: 1	Report Date: 28 Dec 2023	
Asbestos Team Ltd 22 Fixby Avenue, Pynest, Halifax HX2 7DQ		Location:-	2 North Lane, Weston-super-Mare, Somerset, BS23 1QR
Date samples received by Lab:-		21/12/2023	Date Sampled:- 21/12/2023
			Date Tested:- 22/12/2023

TEST RESULTS

SSL Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type (s) Present	Sample Notes
BS254655	1	Insulating Board	flashback chipboard, Electrical	No Asbestos Detected	N/A
BS254656	2	Cement	core/brick and mortar, Wall build up	No Asbestos Detected	N/A

Additional Comments: N/A

Analysed By: Emma Gerry	
Approved By: Tim Hamilton	

Remarks: Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water Absorption testing of materials has not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports. Tests marked \$ in this report have been subcontracted to a UKAS accredited laboratory.

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Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

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

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	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 (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.