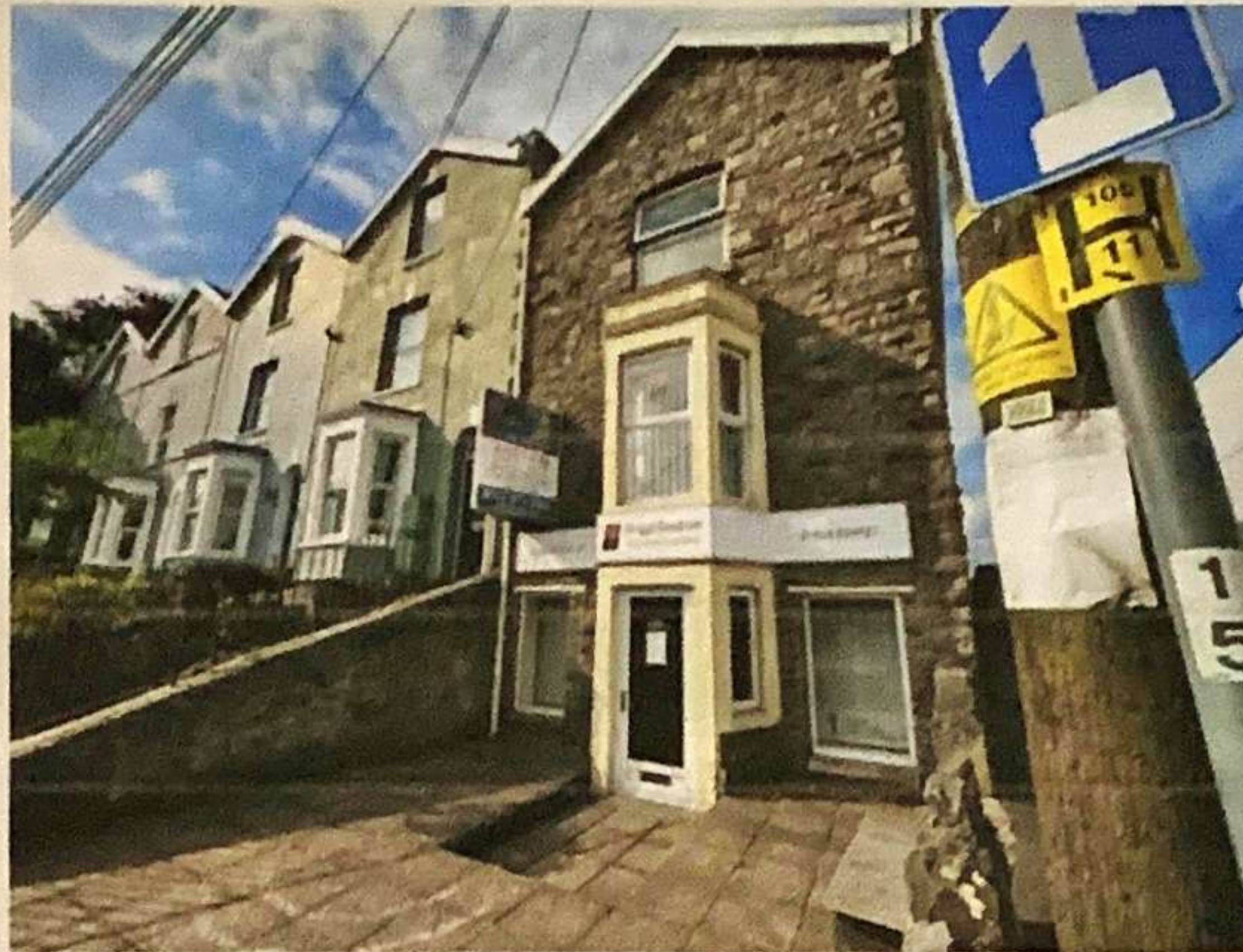


Asbestos Management Survey



**99 High Street
Yatton
Bristol
BS49 4DR**

on behalf of

Wendy Griggs

Project Number:	Survey Date:	Issue Date:
N-42284	15 August 2023	23 August 2023

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

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*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 and Building Details

To undertake an asbestos management survey to all accessible areas at the aforementioned property. The office areas were unoccupied at the time of survey. The property is a natural stone built office building over two floors with a flat above which was not included within the survey, built circa 1900's. The survey was undertaken by Matthew Townsend (Lead Surveyor).

Asbestos Containing Materials

Building	Floor	Room	Description	Product Type	Material Risk Score	Action / Recommendation
99 High Street	Ground Floor	003 - Office	Rope seals to old boiler unit.	Rope & String	6	Manage
99 High Street	Ground Floor	003 - Office	Cement panel surrounds to old boiler unit.	Cement	4	Manage
99 High Street	Basement	001 - Office	Textured coating to ceiling.	Textured Coating	3	Manage
99 High Street	Ground Floor	003 - Office	Textured coating to ceiling above suspended ceiling.	Textured Coating	3	Manage
99 High Street	Ground Floor	004 - Office	Textured coating to ceiling.	Textured Coating	3	Manage
99 High Street	Ground Floor	006 - Lobby	Textured coating to ceiling.	Textured Coating	3	Manage
99 High Street	Ground Floor	007 - Kitchen	Textured coating to ceiling.	Textured Coating	3	Manage
99 High Street	Ground Floor	009 - WC	Textured coating to ceiling.	Textured Coating	3	Manage
99 High Street	Ground Floor	010 - Hall	Textured coating to ceiling.	Textured Coating	3	Manage

Areas Not Accessed

All areas within scope of survey were accessed.


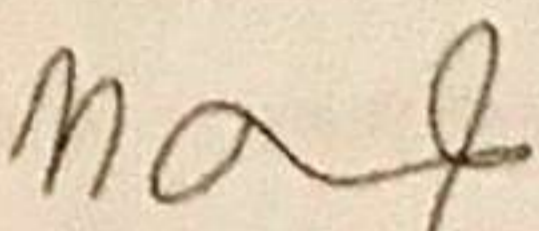
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Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
Wendy Griggs	99 High Street Yatton Bristol BS49 4DR	N-42284	15 August 2023	23 August 2023

Report Signatures

Reported and Issued By		Surveyor and Quality Check By	
Antonia Francis		Matthew Townsend	

1.0 Survey Introduction

- 1.1 This is an Asbestos Management Survey Report written to facilitate the management and / or removal of asbestos containing materials (ACMs) detailed in this report.
- 1.2 To undertake an asbestos management survey to all accessible areas at the aforementioned property. The office areas were unoccupied at the time of survey. The property is a natural stone built office building over two floors with a flat above which was not included within the survey, built circa 1900's. The survey was undertaken by Matthew Townsend (Lead Surveyor).
- 1.3 The survey and subsequent report has been carried out in full accordance with HSG264 Asbestos: The Survey Guide, HSG248 Asbestos: The Analysts Guide for Sampling Analysis and Clearance Procedures, and Acorn Analytical Services Limited's documented in-house procedures.
- 1.4 The purpose of the management survey is to locate, as far as reasonably practicable, the presence and extent of ACMs within a building which could be damaged or disturbed during normal occupancy (including foreseeable maintenance and installation) and to assess its condition.
- 1.5 An asbestos management survey will involve minor intrusive works and some disturbance to the running of the building. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties. It will also depend on factors such as the type of building, the nature of construction and accessibility etc.
- 1.6 The sampling and analysis undertaken during the survey will confirm the presence or absence of asbestos within materials. The asbestos management survey may also involve presuming the presence or absence of asbestos. The survey will usually be completed using a combination of sampling and presuming ACMs. Any material that is presumed to contain asbestos will have its condition assessed using the material assessment. Details of the material assessment can be found in the relevant section of this report.
- 1.7 Where sampling has been carried out as part of the survey, samples from suspect ACMs have been collected and analysed. If the material sampled was found to contain asbestos, they are considered to be representative of other similar materials used in the same way in the building. Bulk sampling has been undertaken in line with the recognised safe procedures in order to cause minimal risk to health and the building occupants and visitors.
- 1.8 During the course of an asbestos management survey, some areas/elements may remain inaccessible or only partially accessed. In this event, it must be noted that if any maintenance or refurbishment projects are to be undertaken within these areas, further inspections will be necessary. The survey should also be upgraded to an asbestos refurbishment or demolition survey at this point.
- 1.9 Any areas which were inaccessible at the time of the survey are clearly stated in relevant section of this report. Prior to any works commencing, further inspections should be undertaken by an Acorn Analytical Services Limited surveyor. All areas where no access was gained at the time of the survey must be presumed to contain asbestos, until information is available to suggest otherwise.
- 1.10 Irrespective of the Asbestos Management Survey results, should any person encounter material they suspect may contain asbestos or discover damage to previously identified asbestos containing materials in any area, specialist advice should be sought immediately.

Adverse Data Implications



The data provider has expressed understanding to comply with the Control of Substances Regulations 2002. If adverse has been identified, there will be recommendations detailed in the adverse data sheet within the report. The recommendations fall within three categories: Manage, Remediate or Remove. If the data provider 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 Surcharge 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: <http://www.hse.gov.uk/interim/interimnoticesandorders.htm>
- Examples of maximum penalties: <http://www.hse.gov.uk/interim/interimnoticesandorders.htm>
- The HSE Enforcement Management Model: <http://www.hse.gov.uk/interim/interimnoticesandorders.htm>

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 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: 99 High Street		Photos	
Location:	Construction Overview		
Ground Floor	<p>Floors: The floors comprised of carpet over concrete and timber floorboards, quarry tiles below boiler unit, and modern sheet vinyl.</p> <p>Walls: The walls comprised of plaster finish to masonry, areas of woodchip lining paper, textured coating finish, plaster finish to plasterboard, and areas of modern ceramic tiles.</p> <p>Ceiling: The ceilings comprised of textured coating to plasterboard and lath and plaster, plaster finish to plasterboard, MMMF suspended ceiling tiles within a metal framework, and timber panels to underside stairs.</p> <p>Ceiling Void: The ceiling void comprised of tops MMMF ceiling tiles, textured coating to ceiling above, electric cabling, and metal framework.</p> <p>Other: modern live electrics, wall mounted metal radiators with associated metal pipework, timber doors and frames, uninsulated metal pipework, modern sanitary units, UPVC framed windows and doors, plastic conduit, and modern rubber stair nosing.</p>	 	



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analytical services

Building: 99 High Street

Location:

Construction Overview

Also present, there was an Ideal boiler unit with metal flexi ducting connected to the chimney, rope and putty seals within boiler unit, wall mounted electric heater units, modern kitchen fixtures, cement panel surrounds to boiler unit, timber skirting boards, glazed infill panels, plastic pipework, modern gas intake, and a plastic water tank.

Photos

3.0 Areas Not Accessed

3.1 This report should be read in conjunction with the restrictions and limitations as agreed with the client at the point of quotation. 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 are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

All areas within scope of survey were accessed.

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 materials assessment score.
- 4.2 The following algorithm is a material assessment that identifies 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 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	High Risk
Medium	14 – 17	Medium Risk
Low	9 – 13	Low Risk
Minor	1 – 8	Very Low Risk

- 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	99 High Street
Floor	Basement
Room	001 - Office
Description	Textured coating to ceiling.
Sample Reference	S001
Quantity	25 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

Condition	
Low Damage	1
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	1	3
Average Time	Maintenance Activity	Freq of Maintenance
3	1	1
Material Risk Score:		Priority Risk Score:
3		6
Total Risk Score:		Risk Description:
9		Low Risk

Comments

A sample was taken from multiple locations.

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	99 High Street
Floor	Ground Floor
Room	003 - Office
Description	Textured coating to ceiling above suspended ceiling.
Sample Reference	S003
Quantity	34 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

Condition	
Low Damage	1
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	2	3
Average Time	Maintenance Activity	Freq of Maintenance
3	1	1
Material Risk Score:		Priority Risk Score:
3		7
Total Risk Score:		Risk Description:
10		Low Risk

Comments

A sample was taken from multiple locations.

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	99 High Street
Floor	Ground Floor
Room	003 - Office
Description	Rope seals to old boiler unit.
Sample Reference	S004
Quantity	1 Units



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Rope & String	2

Condition	
Low Damage	1
Surface Treatment	
Unsealed Woven	2

Priority Assessment

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

Comments

The rope seal is to multiple locations to the boiler unit.

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	99 High Street
Floor	Ground Floor
Room	003 - Office
Description	Black putty seal to old boiler unit.
Sample Reference	S005
Quantity	1 Units



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Putty	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	98 High Street
Floor	Ground Floor
Room	003 - Office
Description	Cement panel surrounds to old boiler unit.
Sample Reference	S006
Quantity	7 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Cement	1

Condition	
Low Damage	1
Surface Treatment	
Sealed Cement	1

Priority Assessment

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

Survey Data Sheet

Building	99 High Street
Floor	Ground Floor
Room	004 - Office
Description	Textured coating to ceiling.
Sample Reference	S002
Quantity	19 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

Condition	
Low Damage	1
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	1	3
Average Time	Maintenance Activity	Freq of Maintenance
3	1	1
Material Risk Score:		Priority Risk Score:
3		6
Total Risk Score:		Risk Description:
9		Low Risk

Comments

A sample was taken from multiple locations.

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

Surface	Brigitte Street
Floor	Ground Floor
Room	200 - Lobby
Condition	Textured coating to ceiling
Area (m ²)	500
Quantity	1 m ²



Material Assessment

Material Risk	
Chemical	1
Physical Type	
Textured Coating	1

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

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	1
Amount of Material	No. of Occupants	Frequency of Use
1	1	3
Storage Time	Maintenance Activity	Freq of Maintenance
3	1	1
Material Risk Score:	Priority Risk Score:	
3	4	
Total Risk Score	Risk Description:	
7	Very Low Risk	

Comments

A sample was taken from multiple locations.

Recommendations

Unless the affected 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	99 High Street
Floor	Ground Floor
Room	007 - Kitchen
Description	Textured coating to ceiling.
Sample Reference	Ref S007
Quantity	6 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

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

Priority Assessment

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

Comments

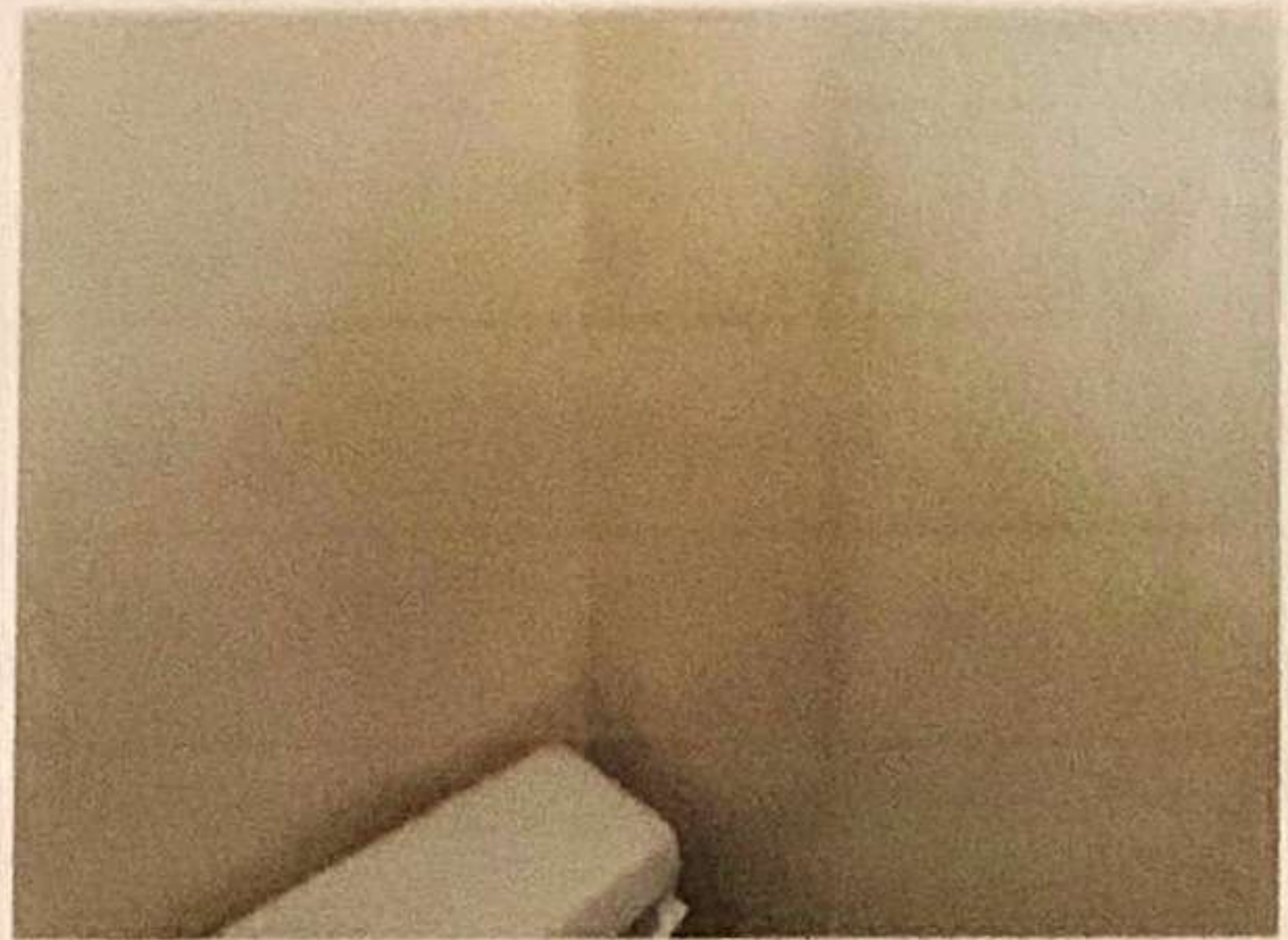
Sample referenced to a sample previously collected during the survey

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	99 High Street
Floor	Ground Floor
Room	009 - WC
Description	Textured coating to walls.
Sample Reference	S008
Quantity	12 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	99 High Street
Floor	Ground Floor
Room	009 - WC
Description	Textured coating to ceiling.
Sample Reference	Ref S007
Quantity	4 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

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

Priority Assessment

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

Comments

Sample referenced to a sample previously collected during the survey

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	99 High Street
Floor	Ground Floor
Room	010 - Hall
Description	Textured coating to ceiling.
Sample Reference	Ref S007
Quantity	8 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Textured Coating	1

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

Priority Assessment

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

Comments

Sample referenced to a sample previously collected during the survey

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.

5.0 Asbestos Register

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Quantity	Risk Score	Action
99 High Street	Ground Floor	003 - Office	Textured coating to ceiling above suspended ceiling.	Medium	1	1	0	Chrysotile	34 m ²	10	Manage
99 High Street	Ground Floor	003 - Office	Rope seals to old boiler unit.	Medium	2	1	2	Chrysotile	1 Units	12	Manage
99 High Street	Ground Floor	003 - Office	Cement panel surrounds to old boiler unit.	Easy	1	1	1	Chrysotile	7 m ²	10	Manage
99 High Street	Ground Floor	004 - Office	Textured coating to ceiling.	Medium	1	1	0	Chrysotile	19 m ²	9	Manage
99 High Street	Ground Floor	006 - Lobby	Textured coating to ceiling.	Easy	1	1	0	Chrysotile	2 m ²	7	Manage
99 High Street	Ground Floor	007 - Kitchen	Textured coating to ceiling.	Medium	1	1	0	Chrysotile	6 m ²	8	Manage
99 High Street	Ground Floor	009 - WC	Textured coating to ceiling.	Medium	1	1	0	Chrysotile	4 m ²	8	Manage
99 High Street	Ground Floor	010 - Hall	Textured coating to ceiling.	Medium	1	1	0	Chrysotile	8 m ²	7	Manage
99 High Street	Basement	001 - Office	Textured coating to ceiling.	Easy	1	1	0	Chrysotile	25 m ²	9	Manage

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscope 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 & Site Details

Client Details	Site Address	Project Number
Wendy Griggs	99 High Street Yatton Bristol BS49 4DR	N-42284

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Matthew Townsend	Acorn Analytical Services Limited	15 August 2023

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Textured Coating	Basement	001 Office	Textured coating to ceiling.	Chrysotile
S002	Textured Coating	Ground Floor	004 Office	Textured coating to ceiling.	Chrysotile
S003	Textured Coating	Ground Floor	003 Office	Textured coating to ceiling above suspended ceiling.	Chrysotile
S004	Rope & String	Ground Floor	003 Office	Rope seals to old boiler unit.	Chrysotile
S005	Putty	Ground Floor	003 Office	Black putty seal to old boiler unit.	No Asbestos Detected
S006	Cement	Ground Floor	003 Office	Cement panel surrounds to old boiler unit.	Chrysotile
S007	Textured Coating	Ground Floor	006 Lobby	Textured coating to ceiling.	Chrysotile
S008	Textured Coating	Ground Floor	009 WC	Textured coating to walls.	No Asbestos Detected

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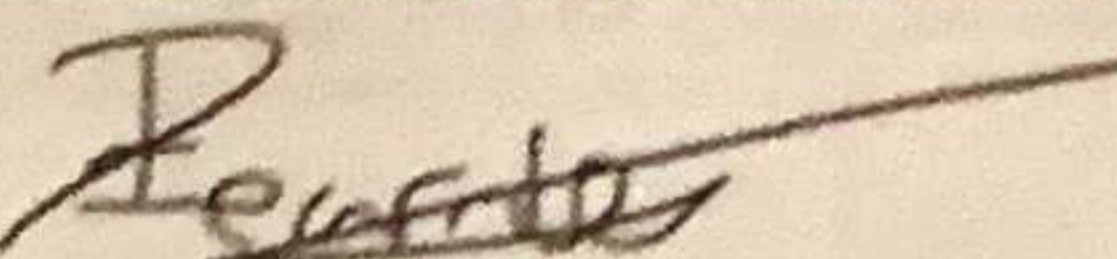
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Revision 11 - 27/03/2020

Signatures

Analysed and Issued By	Signature	Date
David Fearnley		23 August 2023



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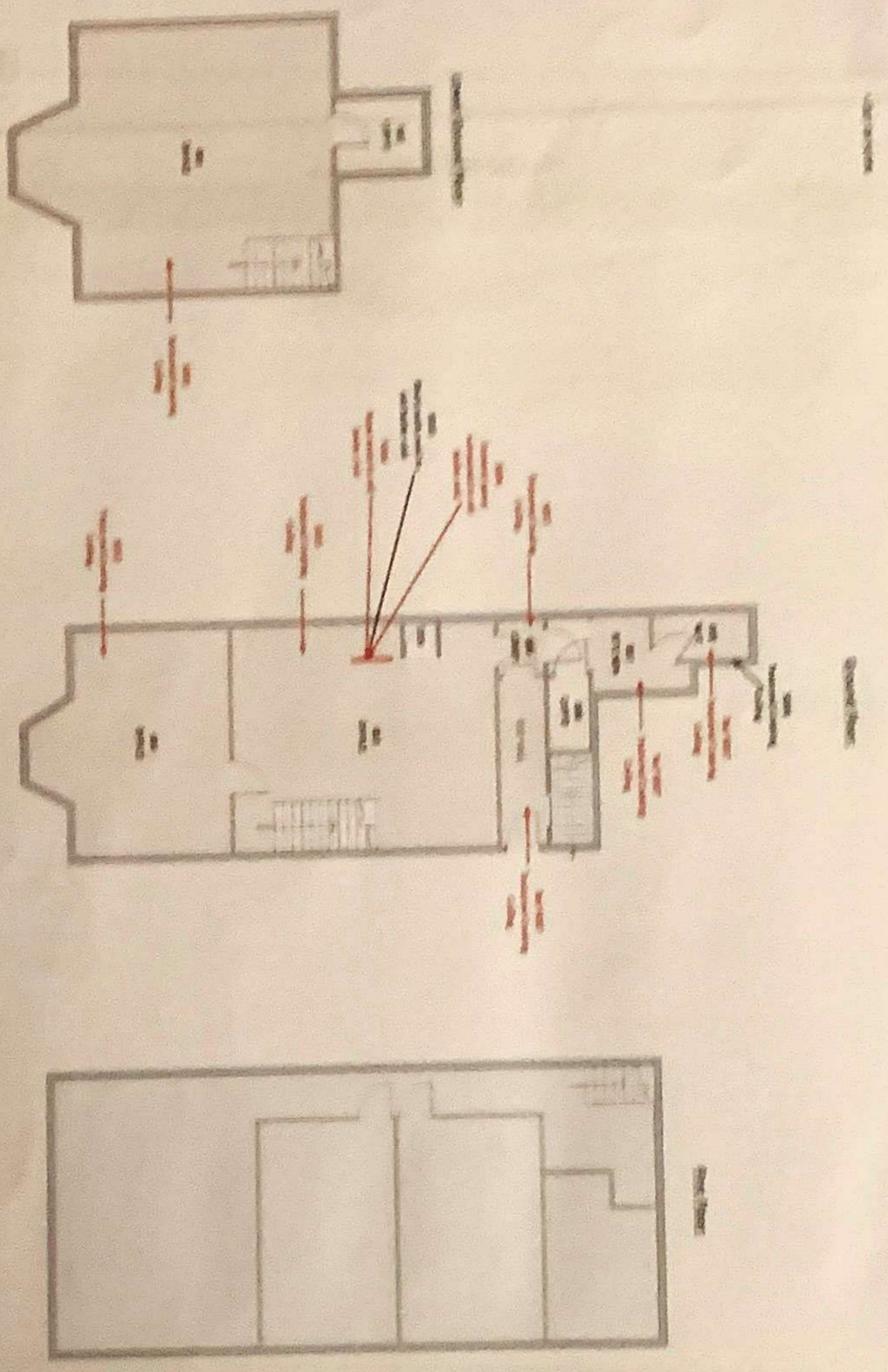
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Appendix II Plans

- Room Information:**
- Room number
 - Room description (e.g., office, conference room)
 - Occupancy (e.g., 1 person, 2 people)

Coordinates
Address

Map Address
Address



#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 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.