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Safe Efficient Compliance
MARLOWE Critical Services

UKAS INSPECTION
0368

ASBESTOS MANAGEMENT SURVEY REPORT

Client	Believe Housing
Site	CHARLTON HOUSE, FOREST GATE, TS28 5LG
Date report issued	11th October 2022
Date of Survey	30 Sep 2022
Recommended Date for Reinspection	30th September 2023
Survey reference	J746899
Lead surveyor	Kevin Russell
Assistant surveyor	N/A
UPRN	3CH00811

No. of Asbestos Risks Identified		
	Category A	0
	Category B	0
	Category C	0
	Category D	1
	Areas not accessed (Presumed asbestos)	0

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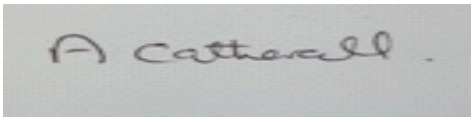
Surveyor Signature:	 Kevin Russell
Approval Signature:	 Angela Catherall

1.0 INTRODUCTION

Tersus Consultancy Ltd of Unit 6, Carrera Court, Church Lane, Dinnington, Sheffield received instructions from Neil Thompson of:

Believe Housing, Coast House, Spectrum 4, Spectrum Business Park, Seaham, County Durham, SR7 7TT

to undertake an asbestos management survey, to HSG 264 standard, of:

CHARLTON HOUSE, FOREST GATE, TS28 5LG

Works were carried out on-site during the period 30 Sep 2022 to 30 Sep 2022. The Lead Surveyor was Kevin Russell

Records of previous surveys by Tersus:

Job Number	Survey type	Date of survey
We have not completed any previous surveys to this building.		

The agreed scope of works included:

Undertake an Asbestos Management Survey to the internal & external Communal Areas of the site, where applicable.

Building notes:

Community Hub

The building was not occupied during the time of the survey.

N/A

2.0 EXECUTIVE SUMMARY

The extent of this inspection was to undertake an asbestos management survey as defined in HSG264. The purpose of this survey is to assist the client in complying with requirements of the Control of Asbestos Regulations 2012.

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.

Information on the results of this inspection is detailed within the report, including appendices and annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyor's opinions, findings and limitations.

Within the scope of this survey the findings were as follows:

ACMs identified:

Total Number of ACMs identified:	1

ACMs Recommendation summary:

Remove:	0
Encapsulate & Manage:	0
Manage:	1

Full details of any ACMs requiring action, can also be found summarised within the 'Action Plan'. Details of all identified, presumed and strongly presumed asbestos can be found in the 'Asbestos register'.

Non-accessed areas:

Number of non-accessed areas:	0

Non-accessed areas are noted within the 'Non-accessible areas register'. Any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Tersus can assist in compiling asbestos management plans, on-going re-inspection and assisting with the management of asbestos remediation.

Action Register

The following table summarises the asbestos-containing materials (ACMs) that require action based on our assessment of the ACMs identified, strongly presumed and presumed at CHARLTON HOUSE.

The Control of Asbestos Regulations place a duty on the duty-holder, as the person with the best understanding of the building and its use, to ensure a suitable and sufficient assessment is undertaken and that a management plan is drawn-up.

The recommended actions are provided here to assist in that assessment and management plan. Actions are subdivided into the following categories: Restrict Access, Remove and Encapsulate/Repair. **Items that do not require remediation to reduce the risk are not included in this section.** Please refer to Sections 3.0 and 4.0 for details.

Building	Floor Level	Room	Item/Inspection Reference	Item Description	Risk Category	Recommended Action
No asbestos materials observed or detected that require remediation. Refer to section 4.0 for details of ACMs that require monitoring / managing.						

Definition of Recommended Actions

Remove	Restrict Access / Remove (due to an immediate risk) - Restricting access and/or removal of asbestos containing materials is recommended on the basis that its condition, location could result in exposure to persons, spread of asbestos, or release to the environment. Remove (Refurbishment) - It may be that the identified materials need to be removed ahead of any refurbishment or maintenance works.
Encapsulate/ Repair, then manage	Apply encapsulant coating to the asbestos material to safely contain the fibres. Encapsulation is an alternative to removal, where reasonably safe and practicable. Manage within the asbestos management plan once repaired.
For the above actions, there may be a requirement to prohibit access to a location that has been identified as containing damaged asbestos materials and poses a hazard. In addition, air testing may also be recommended to help ascertain if additional control measures are required.	
Manage	Where asbestos is left in-situ or an area has not been accessed during the survey, the person responsible for the premises has a duty to develop and implement a management plan to help prevent accidental damage and exposure occurring. This plan should ensure that: 1) a current record of the location, condition, maintenance and removal of asbestos-containing materials (ACMs) and/or areas of no access is kept; 2) the ACMs are maintained in a good state of repair through regular monitoring; 3) where there are areas of no access, these are presumed to contain asbestos until proven otherwise; 4) people are informed of the locations of ACMs to prevent accidental disturbance; 5) arrangements are in place to ensure that work which might disturb the ACMs, complies with the Control of Asbestos Regulations (CAR); 6) the plan is reviewed at regular intervals so that it remains relevant. Regulation 4 of CAR requires known and presumed ACMs to be monitored for any deterioration in their condition. How often the ACMs need to be checked varies depending on the type of ACM, its location and the activities around it, but the frequency of monitoring should not exceed 12 months. In some situations, the labelling of ACMs can assist with monitoring and management.

Non-Accessed Areas Register

The following table summarises specific areas at the property that have not been inspected as part of the survey methodology. These areas should be presumed to contain asbestos until proven otherwise.

Building	Floor level	Room	Item / Inspection Reference	Item Description	Position	Comments
All areas within the scope and limitations of this survey were accessed.						

3.0 Asbestos Survey Findings

The following table(s) list the areas included in the survey, whether asbestos was found or not and whether the area was accessible or not. For further details on room notes, the risk assessment scores, risk categorisation, recommendations and photographic records, refer to Section 4.0. Asbestos types marked with an (*) are strongly presumed to be visually consistent with other asbestos items identified at the site.

Priority Assessment undertaken?	Yes / No
	Yes

Building	Charlton House, Forest Gate, Wingate. TS28 5LG								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
External	External elements	#1 TB011798	Damp proof course	Walls	No Asbestos Detected			None required	Brick walls, bitumen DPC, timber doors, UPVC windows, UPVC fascias & soffits plastic rainwater goods, concrete roof tiles with fibreglass undercloak, metal flue from combi through wall, UPVC ceiling to entrance, metal gas meter within fibreglass housing, plastic soil pipe - roof level
External	External elements	#2 TB011799	Sealant	Walls	Chrysotile	<1m²	D	Monitor and manage	
Ground Floor	Hall				No asbestos observed			None Required	Carpet onto screeded concrete floor, plastered brick & plasterboard walls with timber skirting, plastered plasterboard ceiling, metal door & window, metal radiator with unlagged metal pipework into boxing, timber boxing throughout
Ground Floor	W/C				No asbestos observed			None Required	Modern non slip vinyl lino to floor, partially ceramic tiled & plastered brick walls with timber skirting, plastered plasterboard ceiling, timber door, UPVC window, metal radiator with unlagged metal pipework into boxing, ceramic toilet cistern, ceiling mounted plastic extractor fan, timber boxing throughout
Ground Floor	W/C				No asbestos observed			None Required	Modern non slip vinyl lino to floor, partially ceramic tiled & plastered brick & plasterboard walls with timber skirting, plastered plasterboard ceiling, timber door, metal radiator with unlagged metal pipework into boxing, ceramic toilet cistern, ceiling mounted plastic extractor fan, timber boxing throughout
Ground Floor	W/C				No asbestos observed			None Required	Modern non slip vinyl lino to floor, partially ceramic tiled & plastered brick & plasterboard walls with timber skirting, plastered plasterboard ceiling, timber door, metal radiator with unlagged metal pipework into boxing, ceramic toilet cistern, ceiling mounted plastic extractor fan, timber boxing throughout
Ground Floor	Office				No asbestos observed			None Required	Carpet onto screeded floor, plastered brick & plasterboard walls with timber skirting, plastered plasterboard ceiling, timber door, UPVC window with plastic coated metal infill panel, metal radiator with unlagged metal pipework into

									boxing, timber boxing throughout, timber loft hatch
Ground Floor	Cupboard				No asbestos observed			None Required	Carpet onto screeded floor, plastered brick & plasterboard walls with timber skirting, plastered plasterboard ceiling, timber door, plastic switch gear onto timber mounting board
Ground Floor	Office	#3 TB011800	Decorative coating	Ceiling	No Asbestos Detected			None required	Carpet onto screeded floor, plastered brick walls with timber skirting, plastered plasterboard ceiling, timber door, UPVC window, metal radiator with unlagged metal pipework into boxing, timber boxing throughout
Ground Floor	Lounge	#4 TB011801	Decorative coating	Ceiling	No Asbestos Detected			None required	Carpet onto screeded floor, plastered brick & plasterboard walls with timber skirting, plastered plasterboard ceiling, timber door, UPVC windows, metal radiator x3 with unlagged metal pipework into boxing, timber boxing throughout

Building	Charlton House, Forest Gate, Wingate. TS28 5LG								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Ground Floor	Lounge	#5 TB011802	Decorative coating	Ceiling	No Asbestos Detected			None required	
Ground Floor	Kitchen				No asbestos observed			None Required	Modern non slip vinyl to floor, partially ceramic tiled & plastered brick walls with timber skirting, plastered plasterboard ceiling, timber door, UPVC window, modern combi boiler with metal flue through wall, unlagged metal & plastic pipework, modern bitumen sink pad
Roof Void	Loft	#6	Loft						Timber hatch, plasterboard ceiling below, MMMF insulation, brick walls, timber beams & joists, modern bitumen roof lining, foam lagged metal pipework, fibreboard tank casing remnants, plastic soil pipe x2, metal cowl to roof pitch

4.0 SAMPLE AND RISK ASSESSMENT INFORMATION - For an explanation of the risk scoring process and risk code categorisations, please refer to Appendix 1 - Survey Methodology and Limitations.

Item / Inspection Ref:	#1	Material Assessment	Product type:	-	
Sample Ref:	TB011798		Condition / Damage:		
Survey date:	30/09/22		Surface Treatment:		
Analysis date:	October 07 2022		Asbestos Type:		
Building:	Charlton House, Forest Gate, Wingate. TS28 5LG		**Material Score:**		
Floor level:	External	Priority Assessment	Occupant Activity:		
Room:	External elements		Location:		
Position:	Walls		Accessibility:		
Item Description:	Damp proof course		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	**No Asbestos**		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
			Total Score:		
Comments:					

Item / Inspection Ref:	#2	Material Assessment	Product type:	1 - Mastics	
Sample Ref:	TB011799		Condition / Damage:	(1) Low Damage	
Survey date:	30/09/22		Surface Treatment:	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co	
Analysis date:	October 07 2022		Asbestos Type:	1 - Chrysotile	
Building:	Charlton House, Forest Gate, Wingate. TS28 5LG		**Material Score:**	**3**	
Floor level:	External	Priority Assessment	Occupant Activity:	0	
Room:	External elements		Location:	0	
Position:	Walls		Accessibility:	0	
Item Description:	Sealant		Extent/amount:	1	<1m²
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	**D**		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	**1**	
			Total Score:	**4**	
Comments:	Residual Mastic to Windows				

Item / Inspection Ref:	#3	Material Assessment	Product type:	-	
Sample Ref:	TB011800		Condition / Damage:		
Survey date:	30/09/22		Surface Treatment:		
Analysis date:	October 07 2022		Asbestos Type:		
Building:	Charlton House, Forest Gate, Wingate. TS28 5LG		**Material Score:**		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Office		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Decorative coating		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	**No Asbestos**		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
			Total Score:		
Comments:					

Item / Inspection Ref:	#4	Material Assessment	Product type:	-	
Sample Ref:	TB011801		Condition / Damage:		
Survey date:	30/09/22		Surface Treatment:		
Analysis date:	October 07 2022		Asbestos Type:		
Building:	Charlton House, Forest Gate, Wingate. TS28 5LG		**Material Score:**		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Lounge		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Decorative coating		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	**No Asbestos**		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
			Total Score:		
Comments:					

Item / Inspection Ref:	#5	Material Assessment	Product type:	-	
Sample Ref:	TB011802		Condition / Damage:		
Survey date:	30/09/22		Surface Treatment:		
Analysis date:	October 07 2022		Asbestos Type:		
Building:	Charlton House, Forest Gate, Wingate. TS28 5LG		**Material Score:**		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Lounge		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Decorative coating		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	**No Asbestos**		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
			Total Score:		
Comments:					

Item / Inspection Ref:	#6	Material Assessment	Product type:	-	
Sample Ref:			Condition / Damage:		
Survey date:	30/09/22		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Charlton House, Forest Gate, Wingate. TS28 5LG		**Material Score:**		
Floor level:	Roof Void	Priority Assessment	Occupant Activity:		
Room:	Loft		Location:		
Position:			Accessibility:		
Item Description:	Loft		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:			Frequency of Use:		
RISK CODE:	**No Asbestos**		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
			Total Score:		
Comments:	Inspection Photograph				

APPENDIX 1 - SURVEY METHODOLOGY AND LIMITATIONS

Methodology

Asbestos Management Survey

The purpose of this survey 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 to assess their condition.

This management survey is based on a visual inspection of materials at the site, confirmed by sampling and analysis. Management Surveys are non-destructive therefore it is always possible that after a survey, asbestos containing materials may remain unidentified in the property or area covered by the scope of the survey.

All inspections and sampling were carried with due diligence, in accordance with our in-house procedures, guidance publication HSG264 and our UKAS accredited quality system.

This report is based on the results of the visual inspections, sampling and analysis of suspected asbestos materials. The extent and assessment of asbestos materials was determined by physical and visual examination on site with bulk sampling and analysis for confirmation. The investigation includes primarily an evaluation of the condition and surface treatment of asbestos-containing materials (ACMs). Comments on materials that are visually similar to ACMs but are not asbestos-containing, may also be commented on in the report.

If the survey has been undertaken to specific locations, then this will be clearly stated in the body of the report.

Methods used to carry out the survey were agreed with the client prior to any works being carried out. All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary; further details are provided in sections 3.0 and 4.0. Our surveying work is carried out in line with published guidance and our in-house procedures.

Inspection Procedure

Each room or area is inspected individually noting relevant building materials and those which may contain asbestos. All heating, ventilation, services, riser, voids etc, are accessed where reasonably practicable. Occupied areas can impose restrictions on sampling, and on the type and level of inspection that can be undertaken. Any such limitations will be noted in section 3.0.

The surveyor will not go beyond asbestos containing materials but will record substrates to decorative finishes where possible.

A management survey is not able to identify asbestos where it may be hidden by a non-asbestos material. For example, there may be residual asbestos underneath non-asbestos insulation materials that would only be accessible by causing excessive damage. Depending on the detailed scope agreed with the client, representative inspection will be undertaken where reasonably practicable in these circumstances. However, this will only be undertaken if it does not cause excessive damage. Where there is a limitation on access, this will be detailed in the report and asbestos should be assumed to be present unless proven otherwise.

Sampling

Sampling is carried in line with published guidance and in-house procedures. The number of samples collected is dependent on the extent and range of materials present and the extent of variation in those materials. In addition, the occupancy and operation of a site may also have an impact on the ability for sampling to take place safely. This being so, the surveyor will determine an appropriate and representative sampling strategy at site during the survey. Materials that are not obviously asbestos (e.g. brick, glass, wood) will not be sampled, but may be detailed in the room notes.

Findings with the survey report, including samples are referred to as follows:

Sampled items - these are identified by the following reference number format e.g. J999999#01. The item has been sampled and will have been analysed for asbestos using polarised light microscopy to determine whether asbestos is present and the type of asbestos fibre.

Strongly Presumed - these items are identified by the following reference number format e.g. As Sample J99999#01*. Such items are observed to be visually consistent with a similar material sampled within this survey.

Presumed - these items are identified by the following reference number format e.g. J999999#Presumed. Such items have not been sampled but may contain asbestos and/or it is unsafe to obtain a sample. Asbestos may also be presumed to be present in inaccessible areas.

Samples of textured coating

The sampling of textured coating is undertaken carefully, in-line with published guidance and our in-house procedures. However, the asbestos fibres in textured coating are not uniformly present and this can make the positive identification of asbestos fibres in samples difficult. Therefore, it is recommended that where a building/area is proven to contain asbestos textured coating through sample analysis, that all textured coating in that building/area is assumed to contain asbestos, irrespective of any analysis that indicates otherwise.

Samples of dust

Unless specifically requested by the client the sampling of dust has not been undertaken. Guidance in HSG248 states that sampling and analysis of asbestos in settled dust is not recommended except in specific circumstances where the spread of asbestos from a substantial recent release incident is being investigated – it should not be routine or part of a bulk sampling programme.

Sampling is not advised due to the technical difficulties (e.g. efficacy of collection methods) and surface deposit/settled dust variability (i.e. representativeness) as well as uncertainties in the statistical relevance and in the assessment and evaluation of risk that arises from the detection of low numbers of fibres.

Soil and made ground

This report does not include any sampling for asbestos in soil and/or made ground.

Inaccessible areas within scope

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during actual demolition. The client's management plan should include arrangements to mitigate any latent risks relating resulting from areas not accessed.

Potential asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.

Miscellaneous

All quantities given are approximated without the use of measuring aids. The quantities are for guidance purposes only and Tersus do not take any responsibility for the accuracy of the quantities.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on content and visual appearance alone. Water absorption tests on materials have not been carried out unless otherwise stated.

The survey report remains the intellectual property of Tersus until full and final payment has been received. On settlement, the information in this report remains the property of the client only and does not allow for or imply any collateral warranty to third parties.

LIMITATIONS & RESTRICTIONS

These are general limitations, some of which may have been unforeseen during our review of your specific requirements.

These may include concealed spaces, unknown spaces, locked rooms and high-level areas, for example.

Restrictions place constraints on the inspection process, due to the need to protect health and safety, structural stability, security and/or or weather tightness of the property, on completion of the survey.

Access limitations may trigger the need for a re-visit when the restrictions can be safely lifted and/or may require specialist contractors, or more extensive/controlled demolition. Materials, products, items and areas not identified in this report should be presumed as asbestos containing in the absence of information to the contrary. Please contact your Tersus contract team in the event additional work is required or for more advice.

Additional asbestos containing materials (ACM) may be present behind or above suspected/known ACM and so additional surveying may be required in these areas. We are unable to quantify/qualify nor report on asbestos in these areas, as follows:

• Unknown/unseen materials, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey, have not been reported herein.

• Known areas within the scope which have not been accessed, for the reasons given herein, including some products and 'live' plant.

Plans

If plans of the premises to be inspected are not made available, it cannot be ascertained if all areas have been identified or accessed. Plans may be hand sketched in order to avoid misinterpretation. However, in complex premises, Tersus cannot guarantee that all areas have been identified. It is the client's responsibility to check the supplied drawing and to highlight to us any concealed or obstructed areas not shown.

Reasonable access

Furniture, fixtures or fittings shall be moved where possible during the survey. Access to areas obstructed by these items where known will be restricted and have been recorded within the survey report.

Access to voids, risers, ducts etc. was made through existing removable access hatches, panels, ceiling tiles etc. which can be replaced in the same condition. Where excessive damage is required especially in occupied areas this will be recorded as a no access.

Site conditions at the time of the survey may mean that floors under large carpeted areas have not been surveyed in their entirety; the carpeted area may be very large, have furniture placed upon it, or it may be stuck down etc.

Where materials exist at a height and these were beyond which it was reasonably practical to access the materials have been visually determined and presumptions may have been made.

Potential Access restrictions

Where known and identifiable these are documented within the survey report. Examples of these areas as follows:

Service ducts, risers, voids and cavities (concealed under floors, in voids etc.) We have not inspected flues, ducts, voids and any similar enclosed areas where access would have necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the building.

Live mechanical and electrical services i.e. in the absence of an isolation certificate or similar.

Lift shafts, where installed.

Un-boarded or unsafe roof / loft spaces and any area at excessive height.

Internal fire proofing materials. We have not inspected fire doors internally to ascertain whether they are manufactured using asbestos materials as this would require the use of destructive sampling procedures which would destroy the integrity of the door. However, where reasonably practicable, fire doors have been visually inspected through fixings ie locks.

We have not inspected within or beneath the concrete floor slab(s) by default, as this would necessitate the use of a specialist contractor to provide access. If this provision has been supplied, then it will be reported herein.

RISK ASSESSMENT PROCESS

Material Assessment

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACMs with scores of 10 or more are regarded as having a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

Material Assessment Algorithm

Sample Characteristic	Score	Example description
Product Type	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.
Extent of Damage (Condition)	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 revealing loose 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 laggings, 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 Fibre Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Priority Assessment

If specifically requested by the client, number scores are allocated to each ACM location to assess the risk of someone disturbing the ACM. Factors assessed are, Occupant Activity, Likelihood of Disturbance, Human Exposure Potential and Maintenance Activity.

The Priority Assessment scores are added to the Material Assessment scores to provide an overall risk assessment for each ACM. ACMs with scores of 19 or more are regarded as being at a high risk, 13-18 medium risk, 9-12 low risk and 8 or less very low risk.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code to assist in the prioritisation of mitigation actions to reduce the risk.

IMPORTANT: The priority assessment is based on that detailed within HSG227 - A comprehensive guide to managing asbestos in premises - 2002 and where provided, is given as an indication only. The duty-holder retains the responsibility to check that the priority assessment reflects the activities at the site and he/she should update the assessment as necessary. Should you require any further assistance with that, please contact us. Priority assessments scores (PAS) are outside the scope of our UKAS accreditation.

Priority Assessment Algorithm

Sample Characteristic	Score	Example description
Normal Occupant Activity	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activity (e.g. offices)
(Repeat for secondary activities as necessary)	2	Periodic disturbance (e.g. industrial or vehicular)
	3	High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m²
	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. gaskets, fuse linings)
	1	<10m² or <10m pipe run
	2	>10m² to ≥50m² or >10m to ≥50m pipe run
	3	>50m² or >50m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time in use	0	<1 Hour
	1	>1 to <3 Hours
	2	>3 to <6 Hours
	3	>6 Hours
Maintenance activity		
Type of maintenance	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing a light bulb in asbestos insulating board ceilings)
	2	Medium disturbance (e.g. lifting one or two asbestos ceiling tiles to gain access)
	3	High levels of disturbance (e.g. removal of numerous asbestos insulating board ceiling tiles)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

Risk Category Selection

HIGH RISK (A) - 19 points or more with the Priority Assessment and Material Assessment combined, 10 points or more with only the Material Assessment.

This is the highest risk category level and ACMs in this category require urgent action to reduce the risks. Items in this category are either damaged and/or friable and may be in a position likely to cause an exposure to occupants. In most cases it would be necessary to prevent access to the area and plan for remediation. Typically, this will mean removal of the material, however in certain circumstances encapsulation or repair may be possible.

MEDIUM RISK (B) - 13-18 points with the Priority Assessment and Material Assessment combined, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre release to occupiers. Remediation of the ACM will normally be necessary, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be followed (e.g. annual inspection for damage).

LOW RISK (C) - 9-12 points with the Priority Assessment and Material Assessment combined, 5-6 points with only the Material Assessment.

This category indicates that there is a low risk overall from the material due to its characteristics and/or there is a low possibility of accessing the material. Normal management procedures should be followed (e.g. annual inspection for damage).

VERY LOW RISK (D) - 1-8 points with the Priority Assessment and Material Assessment combined, 1-4 points with only the Material Assessment.

This category indicates that there is very low risk of the ACM releasing fibre into the air, or that it is so remote from the occupants that any airborne asbestos would not be present in the breathing zone. Normal management procedures should be followed (e.g. annual inspection for damage).

APPENDIX 2 - BULK ANALYSIS CERTIFICATE

UKAS TESTING
1752

tersus
Safe Efficient Compliance
MARLOWE Critical Services

For the attention of Neil Thompson

Unit 6, Carrera Court, Church Lane, Dinnington, Sheffield, S25 2RG

www.tersusgroup.co.uk, info@tersusgroup.co.uk

Client Address:

Believe Housing
Coast House
Spectrum 4
Spectrum Business Park
Seaham
County Durham
SR7 7TT

REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number	J746899
Number of samples	5
Date sampled / received	04/10/2022
Date analysed / issued	07/10/2022
Analyst	Luke Alexander
Sampled By	Kevin Russell
Site address	CHARLTON HOUSE, FOREST GATE, TS28 5LG
Client order number	1CYC/52759

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy by the method given in HSG248, Appendix 2 and will be retained for at least six months. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided by and sampling undertaken by the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation. Reports are retained for at least six years.

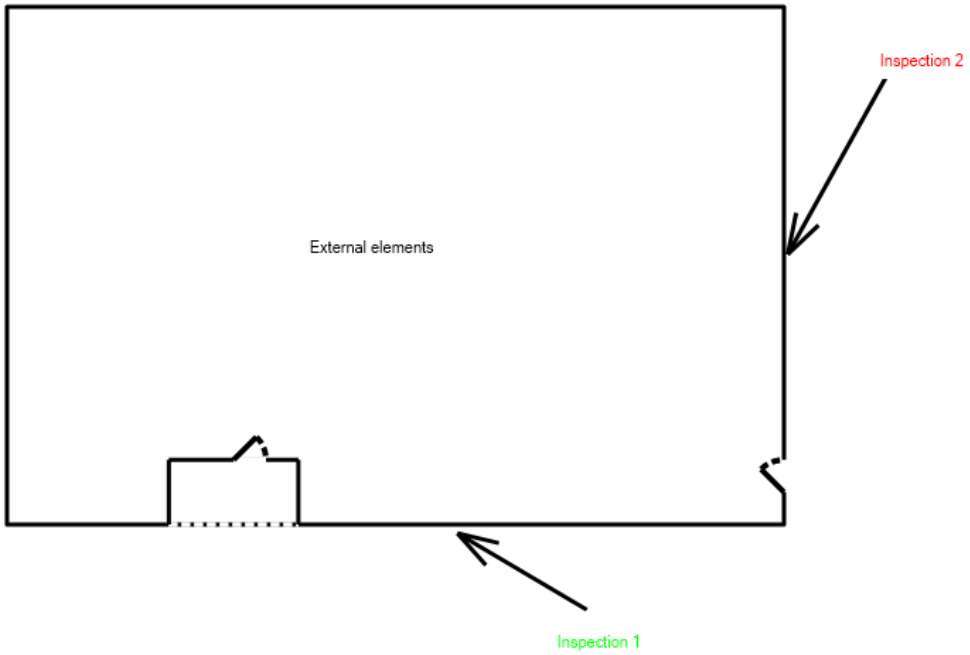
Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Result
TB011798	Charlton House, Forest Gate, Wingate. TS28 5LG	External	External elements	Walls	Damp proof course	Bitumen Products	No Asbestos Detected
TB011799	Charlton House, Forest Gate, Wingate. TS28 5LG	External	External elements	Walls	Sealant	Mastics	Chrysotile
TB011800	Charlton House, Forest Gate, Wingate. TS28 5LG	Ground Floor	Office	Ceiling	Decorative coating	Textured Coating	No Asbestos Detected

Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Result
TB011801	Charlton House, Forest Gate, Wingate. TS28 5LG	Ground Floor	Lounge	Ceiling	Decorative coating	Textured Coating	No Asbestos Detected
TB011802	Charlton House, Forest Gate, Wingate. TS28 5LG	Ground Floor	Lounge	Ceiling	Decorative coating	Textured Coating	No Asbestos Detected

Authorised Signatures:

Dan Ancliff

APPENDIX 3 - ANNOTATED PLANS



Job Number: J746899

Sheet No.: 1 of 3

Client Name: Believe Housing

Site Address: CHARLTON HOUSE, FOREST GATE

Floor/Area: External

Created by: Kevin Russell

Date: 11/10/2022

Version: Original

Date revised: 11/10/2022

Key:

ASBESTOS	RED
NO ACCESS	BLUE
NON ASBESTOS	GREEN

NOT TO SCALE

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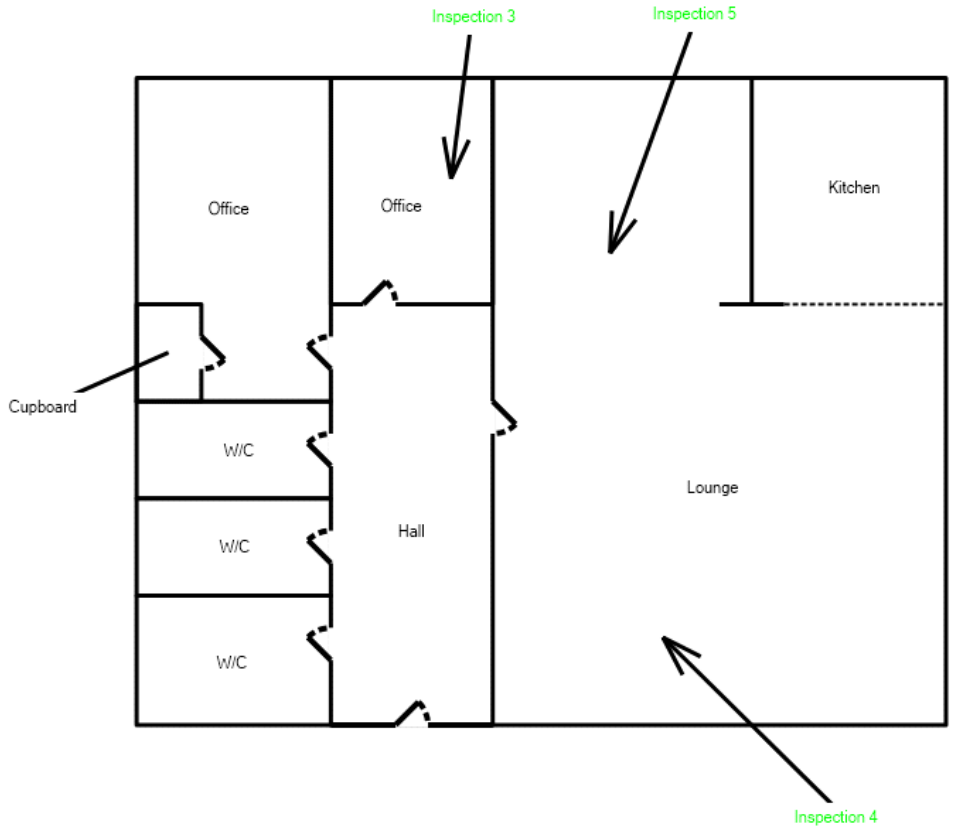
MARLOWE Critical Services
Unit 6, Carrera Court, Church Lane, Dinnington, Sheffield

The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.



Job Number: J746899

Sheet No.: 2 of 3

Client Name: Believe Housing

Site Address: CHARLTON HOUSE, FOREST GATE

Floor/Area: Ground Floor

Created by: Kevin Russell

Date: 11/10/2022

Version: Original

Date revised: 11/10/2022

Key:

ASBESTOS	RED
NO ACCESS	BLUE
NON ASBESTOS	GREEN

NOT TO SCALE

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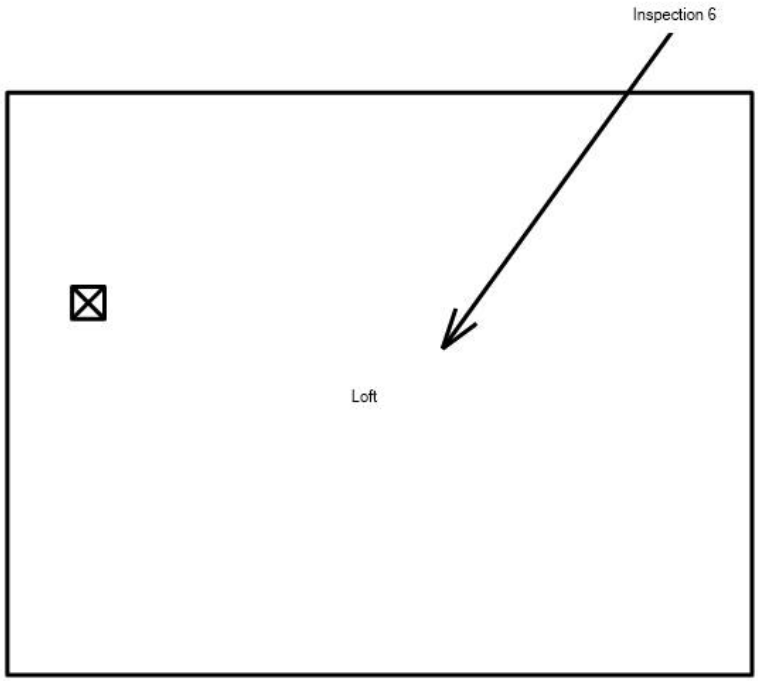
The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.



Job Number: J746899

Sheet No.: 3 of 3

Client Name: Believe Housing

Site Address: CHARLTON HOUSE, FOREST GATE

Floor/Area: Roof Void

Created by: Kevin Russell

Date: 11/10/2022

Version: Original

Date revised: 11/10/2022

Key:

ASBESTOS	RED
NO ACCESS	BLUE
NON ASBESTOS	GREEN

NOT TO SCALE

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The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.