FRANKS PORTLOCK
ASBESTOS & ENVIRONMENTAL CONSULTANCY

UKAS INSPECTION 4155
UKAS TESTING 4155

Asbestos Reinspection Survey (MA and PA)



Client Details	believe housing, Coast House, Spectrum 4, Spectrum Business Park, Seaham,SR7 7TT
Site Details	Broomside Lane Community Hub Carville, Durham, County Durham, DH1 2QR UPRN: 1CH00010
Date(s) of Surveys	15 Apr 2026
Report Reference Number	J155404
Brief Survey Scope of Works	Re-inspection Survey

Head Office/NE England Office: Unit 1A Hylton Park, Sunderland, Tyne and Wear, SR5 3HD
T: 0191 4193116

Scotland Office: Rosyth Business Centre, 16 Cromarty Campus, Rosyth, Fife, KY11 2WX
T: 01383 427321

NW England Office: B496, Sellafield, Seascale, Cumbria CA20 1PG
T: 01946 721 760

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1. Contract Review

Client name and address:	believe housing, Coast House, Spectrum 4, Spectrum Business Park, Seaham, SR7 7TT	
Client contact/representative	Neil Thompson	
Site address:	Broomside Lane Community Hub Carville, Durham, County Durham, DH1 2QR	
Survey Type:	Asbestos Reinspection Survey (MA and PA)	
Date of Survey:	15th April 2026	
Lead Surveyor(s):	Matthew Douglas	
Assistant Surveyor(s):		
Report Technically reviewed by:	Nicola Turnbull	
Report generated date:	20 Apr 2026	
Agreed Scope of Work:	Re-inspection Survey	
Previous Survey info:(to be read with additional reference to Appendix V associated documents)	Asbestos Containing Materials register compiled from the following survey report(s):	
Surveyors comments/summary		

2. Summary of Findings

Ordered by Building/Floor/Component

(for full descriptions refer to Appendix II, B, ii)

Item *(Building/Floor/Room/Component)*	**Sample** *(Item No/Sample ref No)*	**Asbestos Type**	**Recommendation**
Broomside Lane Community Hub / External / External elements E.001 / Damp proof course - Wall	1 / TB003616 {IJ000383} *	Chrysotile	Manage & Monitor
Note: This table should be read in conjunction with all other sections of the report.			

3. Asbestos Register

*Refer to Appendix II for "initial Risk Assessment" matrix

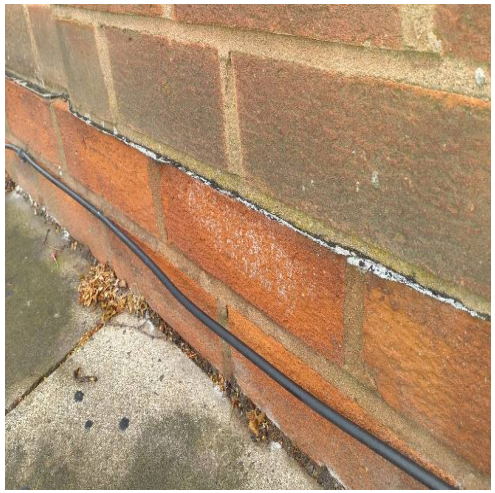
Item No: 1	Sample No: TB003616 {IJ000383}*	Building ID: Broomside Lane Community Hub	Location: External elements, E/01
	Level of ID: Identified		

Item Description: Damp proof course - Wall

Comments: ,	Extent: 30lm
Reinspection State / Register Update: No change	

Product Type:	Bituminous	1
Extent of Damage:	Low Damage	1
Surface Treatment:		0
Asbestos Type:	Chrysotile	1





Location	External	0	Number of occupants	4 to 10	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0	Frequency of use of area	Daily	3
Extent / Amount	10m^2 - 50m^2 or 10m - 50m pipe run	2	Average time area is in use	>6 hours	3
Likelihood of disturbance	*Average Score*	1	***Human exposure potential***	Average Score	3

Normal occupant activity:	***Periodic disturbance***	2	Material Assessment Score	3
Type of maintenance activity	Minor disturbance	0	Priority Assessment Score (*)	8
Frequency of maintenance activity	>1 per month	3	Total Risk Score (*)	Low Risk (11)
Maintenance activity	*Average Score*	2	Recommendation: Manage & Monitor	

The PRA criteria have been set by the client and have not been populated by our surveyors

4. Areas/Items Not Accessed or of limited Access

Franks Portlock Consulting Limited will endeavour to access all areas of a building during the course of a survey. There are however inevitably areas or items that cannot be accessed or accessed fully for reasons of safety or physical obstructions. The following items were, or subject to limited accessed and must therefore be presumed to contain asbestos until proven otherwise, or subject to limited access where caution should be applied when accessing area.

Item No:	Building ID:	Location:	Item Description	Reason	Photo
All areas were accessed					

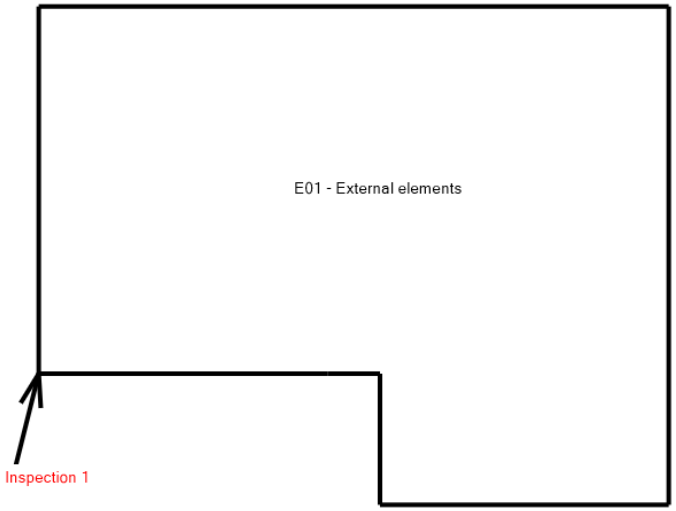
5. Survey Detail

Location:	External elements E/01	Floor:	External	Building ID:	Broomside Lane Community Hub

Item no:	Sample Ref:	Item Description:	Extent	Product Type	Condition	Surface Treatment	Asbestos Type	Material Score	Priority Risk Score, (Total score) (*)	Photo
1	TB003616 {IJ000383}*	Damp proof course - Wall	30lm	1	1	0	1	3	8 (11)	

Location Notes:	

6. Plans



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Colour Key

- Positive Item
- Negative/non-asbestos item
- Inaccessible item

Floor/Level: External

Job Ref No: J155404

Client Name: believe housing

Building Designation: Broomside Lane Community Hub / Residential flat block

Date of Survey: 15 Apr 2026

Surveyed By: Matthew Douglas

APPENDIX I CAR –Duty to Manage

The Control of Asbestos Regulations (CAR) 2012 requires that owners (or those with direct control if leasing) of all non-domestic premises have in place a management plan with respect to any asbestos containing materials (ACMs) potentially within. It also has duties to ensure that the details of any such plans are communicated to those who may be affected, and training is issued as required. Franks Portlock can support you in any area of this regulatory compliance, but it is laid out in detail in HSG 227 (A comprehensive guide to Managing Asbestos in premises).

Please note that although the Duty to Manage does not include domestic premises, The Health and Safety at Work Act 1974, CAR 2012 and Construction Design and Management regulations, requires that companies or self employed persons working within a building, domestic or non–domestic, has a duty to ensure their work does not harm their staff or anyone else (including residents).

APPENDIX II Survey methods and explanations – reinspections

As part of an effective ongoing asbestos management strategy, a reinspection of known or suspected ACMs within any premises falling under the requirements of the Duty to Manage, are required periodically.

Reinspections should be conducted at least annually, but more frequently where materials are potentially at further risk of disturbance, rendering asbestos fibres airborne.

A reinspection involves reassessing the Material Assessment (MA) score of an ACM previously assessed as part of a management asbestos survey. Over time, an ACM can degrade or become damaged and so its condition and surface treatment needs to be monitored and recorded to ensure that where this is the case, the material is remediated and remains safe to building occupants. Items that are assessed and are now presenting a significant risk in terms of potential fibre release may require immediate action including restricting access to affected areas.

It is possible that between reinspections, ACMs are removed or, enclosed or encapsulated such that they are no longer visible for assessment. In these scenarios and in the absence of documented evidence to indicate the materials have been subject to **complete** removal, the material will be presumed to remain present, but the score cannot be updated.

Similarly, where site accessibility is changed such that an ACM is no longer safely accessible (and no prior warning is given to arrange safe access) a further visit may be required, or else the material cannot be reassessed.

Please note that in line with our UKAS accreditation, we cannot add new materials suspected of containing asbestos to the reinspection report. Where the surveyor does suspect that a material is present that is not currently within the management system, or reinspection schedule, a new inspection (management survey) is required either in part or in full. The client or principle point of contact will be informed and advised accordingly.

In addition to updating the MA, the client may have also requested the surveyor reassess the Priority Risk Assessment (PRA) created for each item as part of the larger management plan. Where this is the case, it is important that this information is read thoroughly by a representative of the client who knows the site well and that **they agree with scoring.** A surveyor will use their judgment and experience in creating a PRA score, but is unlikely to be familiar with the building and therefore how it is used in detail. Also note that due to the nature of some building uses and its occupants, our surveyors may not be attending at a time where the building is operating typically.

B. Risk Assessments and Recommendations

iii) Each suspect ACM will be scored in accordance with the material assessment algorithm published in HSG264. Where these materials are subsequently proven to contain asbestos, this information will provide the basis of a priority risk assessment required by CAR 2012 as part of the asbestos management plan. There may be occasions where ACMs, in the surveyor's opinion or experience, may be present within an inaccessible item or area. In such instances, no material assessment can be made until full access is gained

The method for scoring asbestos containing materials is defined in the following material assessment algorithm:

Category	Criteria	Score
Product Type	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.	1
	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2
	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing..	3
Condition	Good condition: no visible damage.	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	2
	High damage or delamination: of materials, sprays and thermal insulation. Visible asbestos debris.	3
Surface Treatment	Composite materials containing asbestos: Reinforced plastics, resins, vinyl tiles, painted asbestos cement (with exposed face painted or encapsulated).	0
	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed asbestos cement sheets etc.	1
	Unsealed AIB, or encapsulated lagging, woven materials and sprays	2
	Unsealed lagging and sprays.	3
Asbestos Fibre Type	Chrysotile (white asbestos).	1
	Amosite (brown asbestos), Tremolite, Actinolite and Anthophyllite (singularly or in combination)	2
	Crocidolite (blue asbestos).	3
Total Material Assessment Score	(All 4 sections added together)	(2-12)

Priority Assessment:

(Priority Risk Assessments (identified by "*" within this report) are not included in the UKAS accreditation schedule for our laboratory and are therefore not UKAS accredited.)

A methodology for Priority Risk Assessments is described in HSE Guidance document HSG 227 "A Comprehensive Guide to Managing Asbestos in Premises". The priority risk assessment can only be carried out with a detailed knowledge of the below factors. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the Duty Holder under the Control of Asbestos at Regulations 2012 is required to make the risk assessments.

The client should thus complete the priority risk assessments, or where Franks Portlock Consulting Ltd has done these, confirm the validity of the priority assessments provided.

Total Risk Score

Risk Score Of 0-8 Is Very low

Risk Score Of 9-12 is Low

Risk Score Of 13-18 is Medium

Risk Score Of 19-24 is High

Priority Assessment Algorithm – *HSG 227 A comprehensive guide to Managing Asbestos in premises (First Edition, 2002).*

Normal occupant 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 AIB sheet in constant use)

Likelihood of Disturbance		
Accessibility	0	Usually inaccessible
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Location	0	Outdoors
	1	Large Rooms or well–ventilated areas
	2	Rooms up to 100m2
	3	Confined spaces
Extent	0	Small amounts or items (e.g. strings, gaskets)
	1	<10m2 or <10m pipe run
	2	10m2 – 50m2 or 10m – 50m pipe run
	3	>50m2 or >50m pipe run
Average Score		

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 each use	0	<1 hour
	1	1 to 3 hours
	2	3 to 6 hours
	3	>50m2 or >50m pipe run
Average Score		

Maintenance Activity		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2	Medium disturbance(e.g. lifting one or two AIB ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	>1 per month
Average Score		

Total Priority Score	**Normal occupant activity + averages**

ii) Recommendations

Recommendations are given, for the convenience of the client, to outline a brief strategy to deal with an ACM based upon the condition of the material and its accessibility/vulnerability to damage at the time of survey. Recommendations may range from merely labelling and re-assessing as part of the management plan to urgent removal but it is the clients responsibility to review these recommendations and ensure that assumptions regarding access/vulnerability are correct, conducting a full risk assessment based upon CAR 2012 requirements as necessary. The below Recomended Actions are client specific recommendation options for Believe Housing.

Definition of Recomended Actions

Remove	Restrict Access / Remove (due to an immediate risk) - Restricting access and/or removal ofasbestos containing materialsis recommended on the basis that its condition, location could result in exposure to persons, spread 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 & 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 & Monitor	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.
Inspect Prior to Disturbance	Inspection required prior to disturbance (Further sampling/analysis) - Presumed asbestos material must be labelled and made known to all maintenance personnel. Where there are areas of no access, these are presumed to contain asbestos until proven otherwise.

C. Bulk sample analysis Bulk samples are analysed using the Polarised Light Microscopy (PLM) method as per HSG 248 Asbestos: ‘The analysts’ guide to sampling, analysis and clearance procedure’s and in-house procedure Tech04. Where bulk sample analyses are subcontracted to a third party laboratory, this will be clearly stated. Samples taken will be stored for a minimum 6 months from the date of submission.

APPENDIX III UKAS Accreditation

Franks Portlock Consulting Limited holds UKAS accreditation as follows:

Accreditation under ISO/IEC 17020 as a type C inspection body for:

Asbestos surveys – Management, Refurbishment and Demolition Surveys and Reinspections

Accreditation under ISO/IEC 17025 as a testing laboratory for:

ASBESTOS FIBRES IN AIR:

Fibre counting (phase contrast microscopy).
Sampling of air for fibre counting.
4 Stage clearance process.

ASBESTOS IN BULK MATERIALS (including materials and products suspected of containing asbestos):

Sampling of bulk materials for asbestos identification

Identification of: Amosite, Chrysotile, Crocidolite, Fibrous Actinolite, Fibrous Anthophyllite and Fibrous Tremolite using stereo-microscopy, polarised light microscopy and dispersion staining.

ASBESTOS IN SOILS – The Identification of asbestos fibres in bulk samples of soil,

Please refer to www.ukas.com for full details of our accreditation schedule.

APPENDIX IV Associated Documents (if required)