



0368



MANAGEMENT ASBESTOS SURVEY

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Client	Harborne Parish Lands Charity
Site	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date started	27/6/2013
Date completed	27/6/2013
Date report issued	5/7/2013
Survey reference	S073/HAR9/2
Lead surveyor	Mark Richardson

IB.T2.v3

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EXECUTIVE SUMMARY

All asbestos containing materials identified during this survey should be labelled where appropriate, noted on all plans and incorporated into a system of management until their removal becomes necessary.

Type, purpose and scope of this survey are detailed within section 1, Introduction of this report. Limitations, survey type and method are detailed in section 2 and 3 of this report. Full records of the room by room inspection are detailed in section 4 of this report. This summary must be read in conjunction with the entire report, which details fully the site conditions, limitations, observations, comments and recommendations.

Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
							Material	Priority	Total		
S073 / HAR9 / 2 / 006	Bungalow 15	Ground Floor	Kitchen	Floor below vinyl	Orange floor tile	Chrysotile	3	N/A	N/A	Risk code E	
							Very Low Risk Material				
Recommendations						Details of action		Action Timescale		Date action completed	
Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012						Next reinspection		27/06/14			

NON ACCESSIBLE AREAS REGISTER

All non accessed or limited access areas have been listed. These areas or items must be presumed to contain asbestos until such a time as full access and inspection can be undertaken. Reasons for no access are recorded in the written report in section 4.

Sample ref no	Building	Floor level	Room	Position	Item	Access level
Item Ref 1 - Presumed	Bungalow 15	Ground Floor	Lounge	Behind gas fire into chimney		No Access

1.0 INTRODUCTION

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

Received instructions from Denise Maguire of:

Harborne Parish Lands Charity

109 Court Oak Road
Harborne
Birmingham
B17 9AA

To undertake a management asbestos survey (HSG264) and to compile a report on the location and condition of asbestos bearing materials at:

Harbourne Cottages,
Cooper Lane,
Smethwick,
B67 7DL.

- 1.1 The purpose of this survey is to enable Harborne Parish Lands Charity to comply with CAR2012. The aim of the survey is to locate, identify and assess asbestos containing materials.
- 1.2 The extent of the survey was all accessible parts of the premises shown on plans or detailed in this report. Non accessible areas are noted on the no access register in the executive summary of this report.
- 1.3 Information on the results of these inspections is detailed in this report, Appendices and on annotated drawings. The report and asbestos register must be maintained as one document, as both sections record information on the surveyors opinions, findings and limitations.
- 1.4 Plans of the premises were sketched and annotated accordingly in the Appendix. The room descriptions referred to in this report correspond with those on the attached drawings.
- 1.5 Whilst every effort has been made to detect all sources of asbestos, without extensive demolition work, Tersus cannot be held liable for any omissions to this report.

2.0 SURVEY TYPE AND METHOD

- 2.1 The purpose of the inspection was to produce a report on asbestos bearing materials using methods stated within HSG264 Asbestos: The survey guide¹, for a Management Survey.
- 2.2 Every effort has been made to identify all asbestos materials so far as reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being carried out.
- 2.3 All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary, non accessible areas register
- 2.4 Possible asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.
- 2.5 This Management Survey is based on a visual inspection of materials on site, confirmed by sample analysis. The purpose of this survey type was to locate, as far as reasonably practical, any asbestos containing materials in the building and assess them for risk. This report is based on the results of the visual inspections, sampling and analysis of suspected asbestos materials. The surveyor has taken all reasonable steps in order to conclude that asbestos containing materials are not present.
- 2.6 All sampling was undertaken so as to cause the minimum possible nuisance, disruption or risk to health. These factors may have limited the sampling strategy and as such, materials may have been presumed.
- 2.7 The extent and assessment of asbestos materials was determined by visible evidence on site with bulk sampling and analysis to confirm the surveyors judgement. Management Surveys only involve minor intrusive works 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.
- 2.8 Samples were collected with due diligence and in line with our survey and sampling in house procedures, accredited by UKAS to ISO 17020 and ISO 17025:2005. Unless requested otherwise a label bearing the sample reference number is then adhered to the area sampled
- 2.9 The surveyor shall take all reasonable steps in order to conclude that ACM are not present. There are obvious materials that are not asbestos. The surveyor will record basic inspection notes and conclude that no asbestos is presumed or identified for that room or area. Look-a-like materials will be sampled to support the surveyors judgement.
- 2.10 In general terms it is the policy of this company to take samples where appropriate in order to prove the existence or otherwise of asbestos containing materials. On occasions where the report states 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' and with regard to their experience of similar materials
- 2.11 Materials are reported as 'strongly presumed' where the material appears to contain asbestos but analysis has not been undertaken or based on a sample of homogenous material, and 'presumed' where there is insufficient evidence to suggest a material does not contain asbestos or where asbestos materials may be present but inaccessible to inspect or sample. Materials will be described as 'no asbestos presumed' where identical materials have been sampled and proven not to contain asbestos or where in the surveyors knowledge and experience the materials is known not to contain asbestos.

2.12 Materials are described as strongly suspected/strongly presumed where the material appears to contain asbestos but analysis has not been undertaken, and suspected/presumed where there is insufficient evidence to suggest it does not contain asbestos.

2.13 Inspection procedure;

- Each room or designated area is inspected individually noting any building materials, which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.
- Occupied areas during surveys can impose restrictions on sampling and investigation.
- All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convector heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys.

2.14 **MATERIAL ASSESSMENT ALGORITHM SCORES (MAS) - HSG264;**

- 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).
- ACM with scores of 10 or more are regarded as 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 allocated a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

MATERIAL ALGORITHM ASSESSMENT SCORE (MAS)		
SAMPLE VARIABLE	SCORE	EXAMPLE
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 board, 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 insulation, loose asbestos, asbestos mattresses and packing
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges to boards, tiles etc
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, 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	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

2.15 PRIORITY ASSESSMENT ALGORITHM SCORES (PAS) - HSG227

Priority Assessment scores (PAS) are outside the scope of our UKAS accreditation. Number scores are allocated to ACM depending on position, use, occupation and maintenance of the area in which the ACM is located.

Priority Assessment scores are allocated during the survey process based on available evidence on site (i.e. a desk with 2 chairs would indicate an occupation of 2 persons etc.) or from information supplied by the client. Priority assessment scores should be verified by the client and if conditions unknown to Tersus are prevalent it is the responsibility of the client to make this information known to Tersus, otherwise Tersus cannot accept any liability for information beyond our knowledge.

PRIORITY ALGORITHM ASSESSMENT SCORE (PAS)			
ASSESSMENT FACTOR	EXAMPLES OF SCORE VARIABLES	SCORE	OVERALL SCORE
1. Normal occupant activity			
1A. Main type of activity in area	Rare disturbance (e.g. little used store room)	0	
	Low disturbance (e.g. office type activity)	1	
	Periodic disturbance (e.g. industrial use/vehicular contact)	2	
	High disturbance (e.g. fire door with ACM in constant use)	3	= Average
2. Likelihood of disturbance			
2A. Location	Outdoors	0	
	Large rooms or well ventilated	1	
	Rooms up to 100 m ²	2	
	Confined spaces	3	
2B. Accessibility	Usually inaccessible, unlikely to be disturbed	0	
	Occasionally likely to be disturbed	1	
	Easily disturbed	2	
	Routinely disturbed	3	
2C. Extent/amount	Small amounts or items (strings, gaskets etc)	0	
	< 10 m ² or 10 linear m/pipe run	1	
	> 10 m ² or 10 linear m/pipe run	2	
	> 50 m ² or > 50 linear m/pipe run	3	= Average
3. Human exposure potential			
3A. Number of occupants	None	0	
	1 to 3	1	
	4 to 10	2	
	> 10	3	
3B. Frequency of use of area	Infrequent	0	
	Monthly	1	
	Weekly	2	
	Daily	3	
3C. Average time area is in daily use	1 hour	0	
	> 1 to < 3 hours	1	
	> 3 to < 6 hours	2	
	> 6 hours	3	= Average
4. Maintenance activity			
4A. Type of maintenance activity	Minor disturbance (possibility gaining access)	0	
	Low disturbance (changing fittings in AIB)	1	
	Medium disturbance (lifting 1/2 AIB tiles)	2	
	High disturbance (removal of AIB for fittings access)	3	
4B. Frequency of maintenance activity	ACM unlikely to be disturbed	0	
	< 1 Per year	1	
	> 1 Per year	2	
	> 1 Per month	3	= Average
Total priority assessment score		Sum of averages	
Material assessment score		Derived from survey	
Overall assessment score		PAS + MAS	

2.16 TOTAL ASSESSMENT SCORES (MAS + PAS)

The Total assessment score is derived from the combination of Material assessment + priority assessment. These scores range from 2-24.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides management recommendations and in our opinion advice on how the ACMs should be treated

RISK CODE TABLE	
RISK CODE	ACTION REQUIRED
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012.
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR 2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High Risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR 2012
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012

Tersus always recommends the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations (CAR2012).

An asbestos management survey (HSG264) only was undertaken; limitations of the survey should be noted and areas not fully accessed must be presumed to contain asbestos products unless further investigation proves otherwise. It would be prudent for asbestos refurbishment or demolition surveys to be undertaken prior to any major refurbishment work.

Should you require any further assistance please do not hesitate to contact Tersus.

Surveyors signature

Mark Richardson



QC Signature

Gareth Naylor



3.0 LIMITATIONS, NON-ACCESSIBLE AREAS

3.1 LIMITATIONS

Potential Access restrictions	Access to the following items can be potentially restricted. This is normally due to the items being live or in confined or sealed environments. Where known and identifiable these are documented within the survey report, but where concealed or discovered and were previously unknown to the surveyor at the time of the survey these should be presumed to conceal some form of asbestos. Full access to these areas may require specialist contractors or extensive demolition. Service ducts, risers, voids and cavities (concealed under floors, in voids etc.) Live mechanical and electrical services (presumptions as to asbestos content will be made) Lift shafts Un-boarded or unsafe roof / loft spaces and any area at excessive height (presumptions will be made and attempts to make safe /access at height will be discussed with the client) Internal fire proofing materials (i.e. fire doors etc.)
Furniture, Fixtures and Fittings	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.
Reasonable access	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 no access. No access was made through known or presumed asbestos containing materials as part of this management survey.
Materials at height	Where materials exist at height and these were beyond reasonable practical to access the materials have been visually determined and presumed.
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. Complex premises will be hand sketched in order to avoid misinterpretation however Tersus cannot guarantee that all areas have been identified it is the clients responsibility to check the supplied drawing and to highlight any concealed or obstructed areas not shown on sketches.

4.0 ASBESTOS SURVEY OF HARBOURNE COTTAGES							Page 14
Date of survey		27/6/2013	Survey ref		S073/HAR9/2	Survey type	Management
Location		Material assessment			Material key		
Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.		10+ High potential to release fibres	Asbestos thermal insulations		Asbestos paper		
		7-9 Medium potential to release fibres	Asbestos board		Asbestos gaskets, ropes, textiles		
		5-6 Low potential to release fibres	Asbestos cement materials		Asbestos lagging		
		2-4 Very low potential to release fibres	Asbestos textured coatings		Asbestos bitumen products		
			Asbestos flooring materials		Asbestos reinforced composites or Asbestos friction product		
BUILDING		BUNGALOW 15					4.1
FLOOR LEVEL		EXTERNAL					4.1.1
ROOM		EXTERNAL		ROOM DESCRIPTION		'Brick walls Concrete floor Slate damp proof course Plastic and Metal rainwater goods Metal soil pipe Clay roof tiles'	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion
No sample ref 12 - No Asbestos Presumed							No Asbestos Identified
FLOOR LEVEL		GROUND FLOOR					4.1.2
ROOM		BEDROOM		ROOM DESCRIPTION		'Plaster render to walls Plasterboard Lathe and Plaster to ceiling Carpet on Floorboard to floor'	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion
No sample ref 10 - No Asbestos Presumed							No Asbestos Identified
						ASSESSMENT SCORES	
						RISK code	
						TOTAL	
						TOTAL	

ROOM	BOILER CUPBOARD		ROOM DESCRIPTION		'Plaster render Plaster board to walls Lathe and Plaster to ceiling Concrete to floor Modern Combi boiler'	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent
No sample ref 7 - No Asbestos Presumed						No Asbestos Identified
FLOOR LEVEL		GROUND FLOOR				4.1.2
ROOM	BEDROOM		ROOM DESCRIPTION		'Plaster render to walls Plasterboard Lathe and Plaster to ceiling Carpet on Floorboard to floor'	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent
No sample ref 10 - No Asbestos Presumed						No Asbestos Identified

ROOM		KITCHEN		ROOM DESCRIPTION					'Plaster render towards Lathe and Plaster to ceiling Vinyl, Concrete and Floor tiles to floor No Bitumen pad to sink'			4.1.2.3	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code		
								MATERIAL	PRIORITY	TOTAL			
S073 / HAR9 / 2 / 005	Floor below vinyl	Beige floor tile	Asbestos flooring materials	Low Damage	Composite asbestos materials	4m2	Chrysotile	3	N/A	N/A	Risk code E		
Low risk ACM Bound in matrix. Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair In accordance with CAR2012													
S073 / HAR9 / 2 / 006	Floor below vinyl	Orange floor tile	Asbestos flooring materials	Low Damage	Composite asbestos materials	1m2	Chrysotile	3	N/A	N/A	Risk code E		
Low risk ACM Bound in matrix. Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair In accordance with CAR2012													

ROOM		LOFT SPACE		ROOM DESCRIPTION					4.1.2.4			
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code	
								MATERIAL	PRIORITY	TOTAL		
No sample ref 11 - No Asbestos Presumed							No Asbestos Identified					

ROOM		LOUNGE		ROOM DESCRIPTION				'Plaster render to walls Lathe and Plaster to ceiling Carpet on Floorboard to floorModern electrics in Timber cupboard'				4.1.2.5	
Sample		Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code	
									MATERIAL	PRIORITY	TOTAL		
No sample ref 1 - Presumed		Behind gas fire into chimney		N/A	N/A	N/A	0N/A	No Access	0	N/A	N/A	N/A	
No access in or behind fire Presume Asbestos until proven otherwise													

ROOM		SHOWER ROOM		ROOM DESCRIPTION				'Plaster render to walls Plasterboard Lathe and Plaster to ceiling Vinyl on Concrete to floor'				4.1.2.6	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code		
								MATERIAL	PRIORITY	TOTAL			
No sample ref 8 - No Asbestos Presumed							No Asbestos Identified						

ROOM		W/C	ROOM DESCRIPTION				'Plaster render to walls Plasterboard Lathe and Plaster to ceiling Vinyl on Concrete to floor'			4.1.2.7	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code
								MATERIAL	PRIORITY	TOTAL	
No sample ref 9 - No Asbestos Presumed							No Asbestos Identified				

BUILDING	COMMUNALS OFFICE BLOCK			4.2
FLOOR LEVEL	EXTERNAL			4.2.1
ROOM	EXTERNAL	ROOM DESCRIPTION	'Brick walls Concrete floor Slate damp proof course Plastic rainwater goods Metal soil pipe Clay roof tiles'	4.2.1.1

Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code
								MATERIAL	PRIORITY	TOTAL	
No sample ref 6 - No Asbestos Presumed							No Asbestos Identified				

FLOOR LEVEL		GROUND FLOOR		4.2.2
ROOM	BOILER CUPBOARD	ROOM DESCRIPTION		4.2.2.1
		'Plaster render Plasterboard to walls, Lathe and Plaster to ceiling Concrete to floor Modern Combi boiler 1 Timber header panel'		

Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code
								MATERIAL	PRIORITY	TOTAL	
S073 / HAR9 / 2 / 004	Ceiling panel	Insulatingboard	N/A	N/A	N/A	0N/A	No Asbestos Detected	0	N/A	N/A	N/A

Sample analysed no asbestos detected no further action required

ROOM		KITCHEN		ROOM DESCRIPTION				'Plaster render to walls Lathe and Plaster to ceiling Vinyl Concrete and Floor tiles to floor Modern electrics to wall'				4.2.2.2	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code		
								MATERIAL	PRIORITY	TOTAL			
S073 / HAR9 / 2 / 001	Floor below vinyl	Beige floor tile	Asbestos flooring materials	Low Damage	Composite asbestos materials	4m2	Chrysotile	3	N/A	N/A	Risk code E		

Low risk ACM Bound in matrix. Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair In accordance with CAR2012

[illegible]

BUILDING	LAUNDRY 1											4.3
FLOOR LEVEL	EXTERNAL											4.3.1
ROOM	EXTERNAL	ROOM DESCRIPTION		'Brick walls Concrete floor Slate damp proof course Plastic rainwater goods Metal soil pipe Clay roof tiles'								4.3.1.1
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code	
								MATERIAL	PRIORITY	TOTAL		
No sample ref 13 - No Asbestos Presumed							No Asbestos Identified					

FLOOR LEVEL		GROUND FLOOR					4.3.2				
ROOM		LAUNDRY 1		ROOM DESCRIPTION					4.3.2.1		
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code
								MATERIAL	PRIORITY	TOTAL	
No sample ref 15 - No Asbestos Presumed							No Asbestos Identified				

ROOM		LOFT	ROOM DESCRIPTION				'Brick walls, Plaster and Clay roof tiles, MIMF Plaster board to floor'			4.3.2.2
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES		Risk code
								MATERIAL	PRIORITY	TOTAL
No sample ref 14 - No Asbestos Presumed							No Asbestos Identified			

BUILDING	LAUNDRY 2		4.4
FLOOR LEVEL	EXTERNAL		4.4.1
ROOM	EXTERNAL	ROOM DESCRIPTION	4.4.1.1
		'Brick walls Concrete floor Slate damp proof course Plastic rainwater goods Metal soil pipe Clay roof tiles'	

Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code
No sample ref 18 - No Asbestos Presumed							No Asbestos Identified				

FLOOR LEVEL		GROUND FLOOR							4.4.2				
ROOM		LAUNDRY 2		ROOM DESCRIPTION					'Brick walls Plasterboard to ceiling Concrete to floor'			4.4.2.1	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code		
								MATERIAL	PRIORITY	TOTAL			
No sample ref 16 - No Asbestos Presumed							No Asbestos Identified						

ROOM		LOFT		ROOM DESCRIPTION					'Brick walls, Plaster and Clay roof tiles,MMMF Plaster board to floor'				4.4.2.2	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code			
								MATERIAL	PRIORITY	TOTAL				
No sample ref 17 - No Asbestos Presumed							No Asbestos Identified							

APPENDIX 1

PHOTO ANALYSIS SHEETS



Comments / recommendation: Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012

Sample reference number	S073/HAR9/2/005
Client name	Harborne Parish Lands Charity
Site address	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date surveyed	27/6/2013
Date analysed	2/7/2013
Building	Bungalow 15
Floor level	Ground Floor
Room	Kitchen
Position	Floor below vinyl
Item description	Beige floor tile
Condition / damage	Low Damage
Surface treatment	Composite asbestos materials
Product type	Asbestos flooring materials
Asbestos type	Chrysotile
Extent	4 m2
Accessibility	N/A
Material assessment score	Very Low Risk (3)
Risk code	Risk code E



Comments / recommendation: Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012

Sample reference number	S073/HAR9/2/006
Client name	Harborne Parish Lands Charity
Site address	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date surveyed	27/6/2013
Date analysed	2/7/2013
Building	Bungalow 15
Floor level	Ground Floor
Room	Kitchen
Position	Floor below vinyl
Item description	Orange floor tile
Condition / damage	Low Damage
Surface treatment	Composite asbestos materials
Product type	Asbestos flooring materials
Asbestos type	Chrysotile
Extent	1 m2
Accessibility	N/A
Material assessment score	Very Low Risk (3)
Risk code	Risk code E



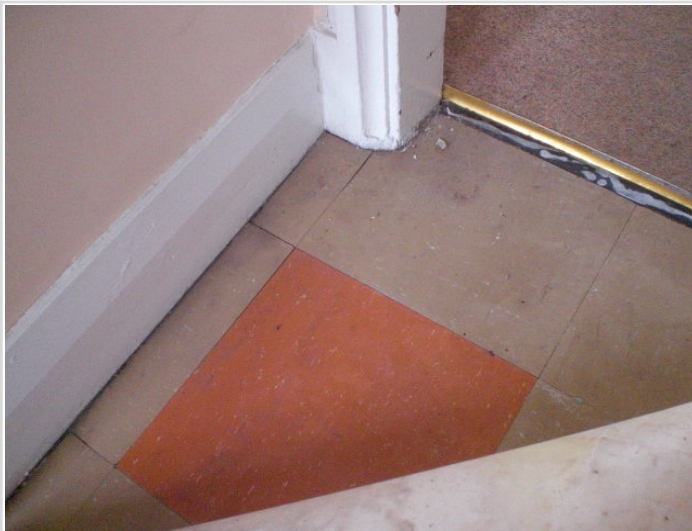
Comments / recommendation: No access in or behind fire Presume Asbestos until proven otherwise

Sample reference number	Item Ref 1 - Presumed
Client name	Harborne Parish Lands Charity
Site address	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date surveyed	27/6/2013
Date analysed	
Building	Bungalow 15
Floor level	Ground Floor
Room	Lounge
Position	Behind gas fire into chimney
Item description	
Condition / damage	N/A
Surface treatment	N/A
Product type	N/A
Asbestos type	No Access
Extent	N/A
Accessibility	N/A
Material assessment score	N/A
Risk code	N/A



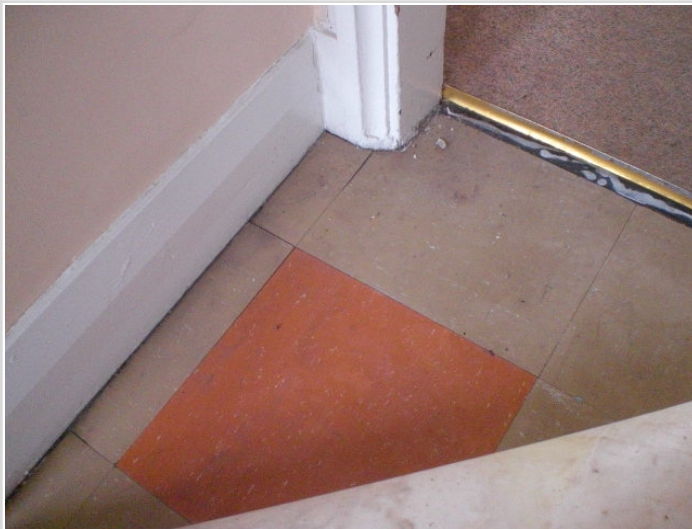
Comments / recommendation: Sample analysed no asbestos detected no further action required

Sample reference number	S073/HAR9/2/004
Client name	Harborne Parish Lands Charity
Site address	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date surveyed	27/6/2013
Date analysed	2/7/2013
Building	Communals Office Block
Floor level	Ground Floor
Room	Boiler cupboard
Position	Ceiling panel
Item description	Insulatingboard
Condition / damage	N/A
Surface treatment	N/A
Product type	N/A
Asbestos type	No Asbestos Detected
Extent	N/A
Accessibility	N/A
Material assessment score	N/A
Risk code	N/A



Comments / recommendation: Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012

Sample reference number	S073/HAR9/2/001
Client name	Harborne Parish Lands Charity
Site address	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date surveyed	27/6/2013
Date analysed	2/7/2013
Building	Communals Office Block
Floor level	Ground Floor
Room	Kitchen
Position	Floor below vinyl
Item description	Beige floor tile
Condition / damage	Low Damage
Surface treatment	Composite asbestos materials
Product type	Asbestos flooring materials
Asbestos type	Chrysotile
Extent	4 m2
Accessibility	N/A
Material assessment score	Very Low Risk (3)
Risk code	Risk code E



Comments / recommendation: Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012

Sample reference number	S073/HAR9/2/002
Client name	Harborne Parish Lands Charity
Site address	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date surveyed	27/6/2013
Date analysed	2/7/2013
Building	Communals Office Block
Floor level	Ground Floor
Room	Kitchen
Position	Floor below vinyl
Item description	Orange floor tile
Condition / damage	Low Damage
Surface treatment	Composite asbestos materials
Product type	Asbestos flooring materials
Asbestos type	Chrysotile
Extent	1 m2
Accessibility	N/A
Material assessment score	Very Low Risk (3)
Risk code	Risk code E



Comments / recommendation: Sample analysed no asbestos detected no further action required

Sample reference number	S073/HAR9/2/003
Client name	Harborne Parish Lands Charity
Site address	Harbourne Cottages, Cooper Lane, Smethwick, B67 7DL.
Date surveyed	27/6/2013
Date analysed	2/7/2013
Building	Communals Office Block
Floor level	Ground Floor
Room	Kitchen
Position	Below sink
Item description	Bitumen pad
Condition / damage	N/A
Surface treatment	N/A
Product type	N/A
Asbestos type	No Asbestos Detected
Extent	N/A
Accessibility	N/A
Material assessment score	N/A
Risk code	N/A

APPENDIX 2

BULK ANALYSIS CERTIFICATE



1752

Harborne Parish Lands Charity

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

Job number S073/HAR9/2
 Number of samples 6
 Date sampled / received 27/6/2013
 Date analysed 2/7/2013
 Analyst Andy Cawthorne,
 Site address Harbourne Cottages, Cooper Lane, Smethwick, B67 7D

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy and McCrone Dispersion Staining by the method given in HSG248, Appendix 2. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided and sampling undertaken 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.

Sample ref no	Building	Floor level	Room	Position	Item	Material	Conclusion
S073/HAR9/2/ 001	Communals Office Block	Ground Floor	Kitchen	Floor below vinyl	Beige floor tile	Floor Tile	Chrysotile
S073/HAR9/2/ 002	Communals Office Block	Ground Floor	Kitchen	Floor below vinyl	Orange floor tile	Bitumen adhesive and floor tile	Chrysotile
S073/HAR9/2/ 003	Communals Office Block	Ground Floor	Kitchen	Below sink	Bitumen pad	Not Applicable	No Asbestos Detected
S073/HAR9/2/ 004	Communals Office Block	Ground Floor	Boiler cupboard	Ceiling panel	Insulating board	Not Applicable	No Asbestos Detected
S073/HAR9/2/ 005	Bungalow 15	Ground Floor	Kitchen	Floor below vinyl	Beige floor tile	Bitumen adhesive and floor tile	Chrysotile
S073/HAR9/2/ 006	Bungalow 15	Ground Floor	Kitchen	Floor below vinyl	Orange floor tile	Bitumen adhesive and floor tile	Chrysotile

Authorised signatures

Samantha Banks



End Of Report

APPENDIX 3

ANNOTATED PLANS

