

WYG Environment Type 3 Asbestos Survey



WYG Type 3 Asbestos Survey Report Cane Hill, Coulsdon – Various sites Homes and Communities Agency June 2010



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WYG Environment Type 3 Asbestos Survey



WYG Type 3 Asbestos Survey Report Cane Hill, Coulsdon – Various sites Homes and Communities Agency June 2010

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0.0 EXECUTIVE SUMMARY

Site Location	The site address is Cane Hill, Brighton Road, Coulsdon CR5 3YL. The site is located in a residential part of Coulsdon.
General Site Description	The site comprises a multi building insane asylum with most of the building having been demolished recently.
Date and type of survey undertaken	It is understood that the WYG Type 3 survey was undertaken to provide a higher level of information for refurbishment and demolition contractors. The survey was conducted between the 21 st and 23 rd April 2010 by Jon Kirby of WYG Environment Planning Transport Ltd. Only selected areas were surveyed as directed by the Client. These were: North Lodge, South Lodge, Meadow Lodge, 2 Wells Cottage and Sovereign House. No areas outside this scope of the works were surveyed or included in this report. Sample analysis techniques were UKAS accredited in accordance with HSG 248 – Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.
Summary of Asbestos Containing Materials Identified	A total of 10no. samples were analysed following the survey. Of these, 5no. samples were confirmed as asbestos. This led to the identification of 17no. occurrences of asbestos. These include: an asbestos insulating board soffit, asbestos textile materials, various asbestos cement materials, asbestos containing toilet cisterns and an asbestos containing sink pad. All asbestos materials identified should be removed prior to demolition or major refurbishment of the building.
Areas of No Access	Every effort was made to access all areas of the site. Inaccessible areas and limitations of a WYG Type 3 asbestos survey are detailed in Sections 4.2 and 1.3.2 of this report. Inaccessible areas should be presumed to contain asbestos containing materials (ACM's) until such time as an inspection can be made that proves otherwise, as required by the Control of Asbestos Regulations 2006.
General Recommendations	Prior to demolition, refurbishment or any other works that might disturb the asbestos materials identified, they should be removed. It is recommended that a site-specific method statement be produced in order to facilitate the removal of the asbestos. It is advised that a duty holder be appointed to coordinate and oversee the management of asbestos at the site. The waste generated from asbestos removal should be disposed of in accordance with the Hazardous Waste (England and Wales) Regulations 2005, Amended 2009. The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990. A number of materials associated with Machine Made Mineral Fibre (MMMF) are present within areas in the building (e.g. within ceiling voids). These materials are covered by the COSHH regulations and persons working on or near these materials should undertake sufficient risk assessments and if deemed necessary wear appropriate Personal Protective Equipment. Asbestos insulating board must be removed under fully controlled conditions by a licensed asbestos removal contractor. The other asbestos materials identified were non-notifiable.
<i>This sheet is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitations of this WYG Type 3 asbestos survey.</i>	

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1.0 Introduction

1.1 General

WYG Environment Planning Transport (WYG) was commissioned by the Homes and Communities Agency to undertake a WYG Type 3 survey at Cane Hill, Brighton Road, Coulsdon, CR5 3YL.

■■■■■■■■■■ undertook the survey between the 21st and 23rd April 2010.

1.2 Objectives

A survey was undertaken at the site in order to meet the following objectives:

- To identify the presence, location and condition of all reasonably identifiable asbestos containing materials (ACM's).
- To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.

1.3 Survey Limitations

1.3.1 Whilst the surveyors made every effort, WYG cannot guarantee that all asbestos containing materials have been identified, or that survey results are definitive. Specific areas of the site where suitable access was not available are recorded in Section 4.2 of this document. There is a possibility that ACM's may remain unidentified in sealed locations, it is strongly suggested that future soft strip and demolition activities are designed to allow for this potential.

1.3.2 Features that generally fall outside the scope of the survey may include:

- ◆ Live plant and machinery
- ◆ Areas behind or above suspected asbestos containing materials
- ◆ Within solid concrete floors where asbestos shuttering may have been used
- ◆ Within underground ducts etc. where reasonable access is unavailable
- ◆ Areas considered to have an elevated Health and Safety risk- confined spaces, live services, infected areas, etc.

1.3.3 A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

1.3.4 In accordance with The Control of Asbestos Regulations 2006, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.

1.4 Report Conditions

1.4.1 This report has been prepared in accordance with the accepted service details, terms and conditions of our accepted proposal letter ref: S03034. The report is further subject to the conditions detailed in Appendix A.

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2.0 Site Details

2.1 Location

The site address is Cane Hill, Brighton Road, Coulsdon CR5 3YL.

The site is located in a residential part of Coulsdon.

2.2 Buildings

The site comprises a multi building insane asylum with most of the building having been demolished recently.

2.2.1 Specific areas included within the survey scope are as follows:

- North Lodge
- South Lodge
- Meadow Lodge
- Sovereign House
- 2 Wells Cottage
- External Features

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3.0 Survey Methodology

- 3.1** A WYG Type 3 asbestos survey was undertaken, based upon MDHS 100. Each area was inspected to locate materials presumed or strongly presumed to contain asbestos, all of which must be removed prior to demolition and/or major refurbishment.
- 3.2** Photographs of each sample location were taken, however where similar materials were identified these are referenced to similar homogeneous materials.
- 3.3** Each sample is assessed using a numeric algorithm, which calculates a score of risk to each individual ACM based the following criteria:
- Friability;
 - Condition;
 - Surface Treatment;
 - Fibre Type;
 - Accessibility, and;
 - Position.

Each criterion has various scores and when all the scores for each are added together a value of risk is generated for the material. This is only a requirement of MDHS 100 for Type 1 and Type 2 surveys; however, the algorithm values have been applied during this survey as we understand that contractors may visit the site prior to demolition.

- 3.4** All samples were analysed by a UKAS accredited laboratory using Polarised Light Microscopy and Dispersion Staining techniques in accordance with HSG 248.

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4.0 Survey Conditions

4.1 Access Constraints

- 4.1.1 All areas of the site were inspected (unless stated in Section 4.2) for the presence of ACM's and where ACM's were presumed and/or strongly presumed samples were taken. These presumptions are based upon surveyors experience associated with identification of a particular material.

4.2 Areas of No Access

- 4.2.1 The table below identifies areas of no access:

Area of No Access	Reason
North Lodge, ground floor, floor void	Confined space
North Lodge, living room 4	Unsafe floor
South Lodge, throughout, difficulty surveying some areas	Extensive water damage/fire damage
South Lodge, Loft space	No crawl boards
South Lodge, Ground floor, void in wall	Bricked up, no visible access point
South Lodge, Rear extension	Unsafe floors
Sovereign House, difficulty surveying some areas	Extensive fire damage

Please refer to Section 1.3.2 for our standard WYG Type 3 survey limitations.

In accordance with CAR 2006, inaccessible areas should be presumed to contain ACM's and on-going works must allow for this risk.

4.3 Survey Specific Notes

- 4.3.1 There is always a possibility that asbestos materials other than those highlighted by this report may be present in those areas not accessed fully or otherwise concealed at the time of the survey.
- 4.3.2 A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.
- 4.3.3 In accordance with The Control of Asbestos Regulations 2006, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless strongly presumed otherwise or sampled to prove otherwise.
- 4.3.4 Despite this being a WYG Type 3 Survey, material assessments have been undertaken on the various items inspected for validity. These assessments are carried out according to the material assessment algorithm appended to this report, which is based on the assessment criteria in MDHS100.

5.0 Asbestos Register

Project Name	Cane Hill, Coulsdon - Various sites	Date of Survey	21st-23rd April 2010
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Area	Feature	Material Type - (Friability)	Photo No.	Asbestos Fibre	Condition / Surface Treatment	Extent	Access / Position	Reference Number / (Identification)	Risk Band	Recommendations
Sovereign House, External, Roof	Cement roof	Cement - (Low)	1	Chrysotile (White Asbestos)	Poor / Unsealed	20 sq. m.	Low / External	210410JK01 (Sample)	Risk Band C Medium Risk	Remove prior to work that will disturb this material
Sovereign House, Ground, Garages	Cement roof	Cement - (Low)	2	Strongly Presumed Chrysotile (White Asbestos)	Fair / Unsealed	20 sq. m.	Low / External	210410JK02 (Same as Sample 210410JK01)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
Sovereign House, Ground, Externals	Cement debris on floor	Cement - (Low)	3	Strongly Presumed Chrysotile (White Asbestos)	Debris / Unsealed	<1 sq. m.	High / External	210410JK03 (Same as Sample 210410JK01)	Risk Band B High Risk	Remove prior to work that will disturb this material
North Lodge, 1st floor, Loft	Cement panel in water tank	Cement - (Low)	4	Strongly Presumed Chrysotile (White Asbestos)	Fair / Unsealed	2 sq. m.	Low / Internal	220410JK04 (Same as Sample 210410JK01)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
North Lodge, 1st floor, Kitchen	Cement flue from boiler	Cement - (Low)	5	Strongly Presumed Chrysotile (White Asbestos)	Fair / Sealed	1 m.	High / Internal	220410JK05 (Same as Sample 210410JK01)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
North Lodge, 1st floor, W/C	Toilet cistern	Composite / Resin - (Low)	2	Amosite (Brown Asbestos)	Fair / Sealed	1 No.	Low / Internal	220410JK07 (Sample)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material

5.0 Asbestos Register

Project Name	Cane Hill, Coulsdon - Various sites	Date of Survey	21st-23rd April 2010
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Area	Feature	Material Type - (Friability)	Photo No.	Asbestos Fibre	Condition / Surface Treatment	Extent	Access / Position	Reference Number / (Identification)	Risk Band	Recommendations
North Lodge, Ground, WC	Toilet cistern	Composite / Resin - (Low)	9	Strongly Presumed Amosite (Brown Asbestos)	Fair / Sealed	1 No.	High / Internal	220410JK09 (Same as Sample 220410JK07)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
North Lodge, Ground, WC 2	Toilet cistern	Composite / Resin - (Low)	10	Strongly Presumed Amosite (Brown Asbestos)	Fair / Sealed	1 No.	High / Internal	220410JK10 (Same as Sample 220410JK07)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
North Lodge, Ground, Kitchen 2	Cement flue from boiler	Cement - (Low)	11	Strongly Presumed Chrysotile (White Asbestos)	Fair / Sealed	2 m.	High / Internal	220410JK11 (Same as Sample 210410JK01)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
North Lodge, External, High level	Cement flue and cowl	Cement - (Low)	12	Strongly Presumed Chrysotile (White Asbestos)	Fair / Unsealed	1 m.	Low / External	220410JK12 (Same as Sample 210410JK01)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
North Lodge, External, High level	Cement flue and cowl	Cement - (Low)	13	Strongly Presumed Chrysotile (White Asbestos)	Fair / Unsealed	2 m.	Low / External	220410JK13 (Same as Sample 210410JK01)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
North Lodge, External, High level	Cement flue and cowl	Cement - (Low)	14	Strongly Presumed Chrysotile (White Asbestos)	Fair / Unsealed	3 m.	Low / External	220410JK14 (Same as Sample 210410JK01)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material

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5.0 Asbestos Register

Project Name	Cane Hill, Coulsdon - Various sites	Date of Survey	21st-23rd April 2010
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Area	Feature	Material Type - (Friability)	Photo No.	Asbestos Fibre	Condition / Surface Treatment	Extent	Access / Position	Reference Number / (Identification)	Risk Band	Recommendations
North Lodge, External, Entrance lobby	Insulating board soffit to canopy	Insulating Board - (Medium)	16	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	Poor / Poor	10 sq. m.	Low / External	220410JK16 (Sample)	Risk Band C Medium Risk	Remove prior to work that will disturb this material
South lodge, Ground, Lobby	Rope to electrical fuse box	Textile - (Medium)	17	Presumed Chrysotile (White Asbestos)	Fair / Unsealed	<1 sq. m.	High / Internal	220410JK17 (Visual Identification)	Risk Band C Medium Risk	Remove prior to work that will disturb this material
Meadow Lodge, Ground, Kitchen	Sink pad	Bitumen - (Low)	19	Chrysotile (White Asbestos)	Fair / Sealed	<1 sq. m.	High / Internal	230410JK19 (Sample)	Risk Band D Low Risk Material	Remove prior to work that will disturb this material
Meadow Lodge, Ground, Kitchen	Cement flue from boiler	Cement - (Low)	21	Chrysotile (White Asbestos)	Fair / Unsealed	2 m.	High / Internal	230410JK21 (Sample)	Risk Band C Medium Risk	Remove prior to work that will disturb this material
Meadow Lodge, Ground, Externals	3no. Cement flues and cowls	Cement - (Low)	22	Strongly Presumed Chrysotile (White Asbestos)	Fair / Unsealed	10 m.	High / External	230410JK22 (Same as Sample 230410JK21)	Risk Band C Medium Risk	Remove prior to work that will disturb this material

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6.0 RECOMMENDATIONS

6.1 Summary

Survey inspection reports detail the ACM identified, its approximate extent and its priority risk rating, these reports are contained within Appendix B of this report. The asbestos register, Section 5.0 of this report summarises asbestos containing materials and presumed asbestos materials identified during the course of the survey.

6.2 Asbestos Insulating Board

Asbestos Insulating Board (AIB) was identified as a soffit to the entrance canopy of North Lodge, This was in poor condition and poorly sealed. It is recommended that this material is removed prior to works which would disturb it.

Removal of asbestos insulating board (AIB) must be carried out by HSE licensed contractors with 14 days notification to the HSE. An air-monitoring regime appropriate to the works undertaken should also be instigated to accompany any removal works.

6.3 Asbestos Textile Materials

Asbestos textile rope was presumed to a fuse box on the ground floor of South Lodge. This material is in fair condition and should be removed prior to works which might disturb it such as major refurbishment or demolition.

Removal of these textile products does not necessitate the use of a licensed asbestos removal contractor, although it should be carried out in line with current asbestos legislation and guidance documents to ensure safe and appropriate working practice. An air-monitoring regime appropriate to the works undertaken should also be instigated to accompany any removal works. Key legislation and guidance that should be adhered to during the course of such works will include:

- ◆ The Control of Asbestos Regulations 2006 (and associated Approved Codes of Practice – L143)
- ◆ Management of Health & Safety at Work Regulations 1999
- ◆ Construction (Design and Management) Regulations 2007
- ◆ HSE Document HSG 247

6.4 Asbestos Cement

Asbestos cement was identified in:

- Sovereign House, to the external roof and garages.
- Sovereign House as debris to the externals.
- North Lodge, as a panel in the loft space.
- North Lodge, as a flue in the first floor kitchen.
- North Lodge, as a flue from kitchen 2 on the ground floor.
- North Lodge, as cement flues and cowls externally.
- Meadow Lodge, cement flue in ground floor kitchen.
- Meadow Lodge, cement flues and cowls externally.

Generally, this material was found to pose a low to medium health and safety risk. However, it must be removed prior to works which might disturb the identified materials.

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Removal of these cement products does not necessitate the use of a licensed asbestos removal contractor, although it should be carried out in line with current asbestos legislation and guidance documents to ensure safe and appropriate working practice. An air-monitoring regime appropriate to the works undertaken should also be instigated to accompany any removal works. Key legislation and guidance that should be adhered to during the course of such works can be found in section 6.3.

6.5 Asbestos Containing Toilet Cisterns

Asbestos containing toilet cisterns were identified in three toilets in North Lodge. These pose a low health and safety risk but should be removed prior to works that would disturb them.

Removal of these cement products does not necessitate the use of a licensed asbestos removal contractor, although it should be carried out in line with current asbestos legislation and guidance documents to ensure safe and appropriate working practice. An air-monitoring regime appropriate to the works undertaken should also be instigated to accompany any removal works. Key legislation and guidance that should be adhered to during the course of such works can be found in section 6.3.

6.6 Asbestos Containing Sink Pads

An asbestos containing sink pad was located in the ground floor kitchen of Meadow Lodge. This poses a low health and safety risk but must be removed prior to works that will disturb it.

Removal of this product does not necessitate the use of a licensed asbestos removal contractor, although it should be carried out in line with current asbestos legislation and guidance documents to ensure safe and appropriate working practice. An air-monitoring regime appropriate to the works undertaken should also be instigated to accompany any removal works. Key legislation and guidance that should be adhered to during the course of such works can be found in section 6.3.

6.7 General

It is recommended that a site-specific asbestos removal specification and method statements be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should be notified and disposed of in accordance with the Hazardous Waste (England and Wales) Regulations 2005, Amended 2009.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2006, it is advised that a management plan is produced and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

6.8 Asbestos Management Plan

If this site is to be occupied prior to demolition then an Asbestos Management Plan (AMP) must be implemented.

The Control of Asbestos Regulations 2006 stipulates under Regulation 4, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and

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sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate AMP.

Areas highlighted in Sections 1.3 and 4.2 as areas of 'no access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

Asbestos materials were encountered in the survey as detailed in Section 5.0. The AMP should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'no access' as stated in Section 4.2. For example the requirements for working in these areas may be a permit to work system, appropriate risk assessments or by other means to ensure people are not exposed to asbestos.

Consultation of the Approved Code of Practice L127: The management of asbestos in non-domestic premises. (*Regulation 4 of the Control of Asbestos Regulations 2006*). Health and Safety Executive, 2006, outlines the procedures that should be followed when developing and implementing an AMP.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2006, it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be considered to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: [A Comprehensive Guide to Managing Asbestos in Premises, taking into account factors such as:](#)

- **Normal Occupant Activity** – assessment based upon the interaction of occupants and the area being assessed.
- **Likelihood of disturbance** – assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
- **Human Exposure Potential** – assessment based upon number of occupants, frequency of use and duration of use.
- **Maintenance Activity** – assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.

WYG can assist in the process of risk assessment to further develop the AMP in accordance with L127 and HSG 227.

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7.0 Glossary of Terms

ACM	Asbestos Containing Material
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
CAR	Control of Asbestos Regulations
EA	Environment Agency
HSE	Health and Safety Executive
MDHS	Method for the Determination of Hazardous Substances
MMMF	Machine Made Mineral Fibre
UKAS	United Kingdom Accreditation Service
WYG	WYG Environment Planning Transport Ltd

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8.0 References

- | | |
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| MDHS 100 | Surveying, Sampling and Assessment of asbestos-containing materials, Health and Safety Executive, July 2001. |
| HSG 248 | Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005. |
| CAR 2006 | Control of Asbestos Regulations 2006, October 2006. |

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Appendix A Report Conditions

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WYG ENVIRONMENT PLANNING TRANSPORT LTD

APPENDIX A - REPORT CONDITIONS

WYG TYPE 3 ASBESTOS SURVEY

This report is produced solely for the benefit of the Homes and Communities Agency. No account is taken for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on a site inspection in the accessed areas as noted, the physical investigation as detailed, information supplied by those parties referenced in the text. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive dismantling and disturbance. The test results that are available can only be regarded as a limited but likely representative sample assessed against current guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties. The possibility of the presence of asbestos, perhaps in higher concentrations, elsewhere on the site where not accessed, cannot be discounted.

Whilst the findings detailed within this report reflect our best assessment, because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categorical assurances that they will be accepted by authorities or funds without question as such bodies have unpublished, more stringent objectives. This report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices or amended legislation may necessitate a re-assessment.

The report is limited to those aspects specifically reported on and is necessarily restricted and no liability is accepted for any other aspect. The opinions expressed cannot be absolute due to the limitations of time and resources accepted by the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report.

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Appendix B Inspection Reports

Photo Number	1	Reference number	210410JK01
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	ACM:Asbestos Containing Material		

Building	Sovereign House	Condition	Poor	4
Floor Level	External	Surface Treatment	Unsealed	4
Location	Roof	Material Friability	Low	0
Feature	Cement roof	Asbestos Type	Chrysotile (White)	1
Material Type	Cement	Accessibility	Low	0
Extent	20 sq. m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material	Assessment Score	9	
		Assessment Band	C	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

Client Details
Homes and Communities Agency
Palestra
197 Blackfriars Road
Southwark
SE1 8AA

WYG Environment Planning Transport Ltd
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Photo Number	2	Reference number	210410JK02
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM:Asbestos Containing Material		

Building	Sovereign House	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Unsealed	4
Location	Garages	Material Friability	Low	0
Feature	Cement roof	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	Low	0
Extent	20 sq. m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material	Assessment Score	6	
		Assessment Band	D	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulson
CR5 3YL

Client Details
Homes and Communities Agency
Palestra
197 Blackfriars Road
Southwark
SE1 8AA

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Photo Number	3	Reference number	210410JK03
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM:Asbestos Containing Material		

Building	Sovereign House	Condition	Debris	6
Floor Level	Ground	Surface Treatment	Unsealed	4
Location	Externals	Material Friability	Low	0
Feature	Cement debris on floor	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	High	2
Extent	<1 sq. m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material	Assessment Score	13	
		Assessment Band	B	

Site Address Cane Hill - Various sites Entrance on Brighton Road Coulsdon CR5 3YL	Client Details Homes and Communities Agency Palestra 197 Blackfriars Road Southwark SE1 8AA
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Photo Number	4	Reference number	220410JK04
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	1st floor	Surface Treatment	Unsealed	4
Location	Loft	Material Friability	Low	0
Feature	Cement panel in water tank	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	Low	0
Extent	2 sq. m.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	7	
		Assessment Band	D	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulsdon
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Client Details
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Palestra
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Photo Number	5	Reference number	220410JK05
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	1st floor	Surface Treatment	Sealed	0
Location	Kitchen	Material Friability	Low	0
Feature	Cement flue from boiler	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	High	2
Extent	1 m.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	5	
		Assessment Band	D	

Site Address Cane Hill - Various sites Entrance on Brighton Road Coulston CR5 3YL	Client Details Homes and Communities Agency Palestra 197 Blackfriars Road Southwark SE1 8AA
--	---

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--	---	---

Photo Number	6	Reference number	220410JK06
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable



Notes	NADIS:No Asbestos Detected In Sample
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Building	North Lodge	Condition	Fair	1
Floor Level	1st floor	Surface Treatment	Sealed	0
Location	Kitchen	Material Friability	Low	0
Feature	Sink pad	Asbestos Type	N.A.D.I.S	0
Material Type	Bitumen	Accessibility	High	2
Extent	<1 sq. m.	Position	Internal	1
Recommendation	No further action required	Assessment Score	0	
		Assessment Band	E	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

Client Details
Homes and Communities Agency
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Southwark
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Photo Number	7	Reference number	220410JK07
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	1st floor	Surface Treatment	Sealed	0
Location	W/C	Material Friability	Low	0
Feature	Toilet cistern	Asbestos Type	Amosite (Brown)	2
Material Type	Composite / Resin	Accessibility	Low	0
Extent	1 No.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	4	
		Assessment Band	D	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulsdon
CR5 3YL

Client Details
Homes and Communities Agency
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Photo Number	8	Reference number	220410JK08
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	NADIS: No Asbestos Detected In Sample		

Building	North Lodge	Condition	Poor	4
Floor Level	Ground	Surface Treatment	Sealed	0
Location	Kitchen and WC	Material Friability	Low	0
Feature	3no. cement window sills	Asbestos Type	N.A.D.I.S	0
Material Type	Cement	Accessibility	High	2
Extent	3 m.	Position	Internal	1
Recommendation	No further action required	Assessment Score	0	
		Assessment Band	E	

Site Address
Cane Hill - Various sites
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Client Details
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Photo Number	9	Reference number	220410JK09
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	220410JK07
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Sealed	0
Location	WC	Material Friability	Low	0
Feature	Toilet cistern	Asbestos Type	Strongly Presumed Amosite (Brown)	2
Material Type	Composite / Resin	Accessibility	High	2
Extent	1 No.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	6	
		Assessment Band	D	

Site Address Cane Hill - Various sites Entrance on Brighton Road Coulston CR5 3YL	Client Details Homes and Communities Agency Palestra 197 Blackfriars Road Southwark SE1 8AA
--	---

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--	--	---

Photo Number	10	Reference number	220410JK10
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	220410JK07
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Sealed	0
Location	WC 2	Material Friability	Low	0
Feature	Toilet cistern	Asbestos Type	Strongly Presumed Amosite (Brown)	2
Material Type	Composite / Resin	Accessibility	High	2
Extent	1 No.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	6	
		Assessment Band	D	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

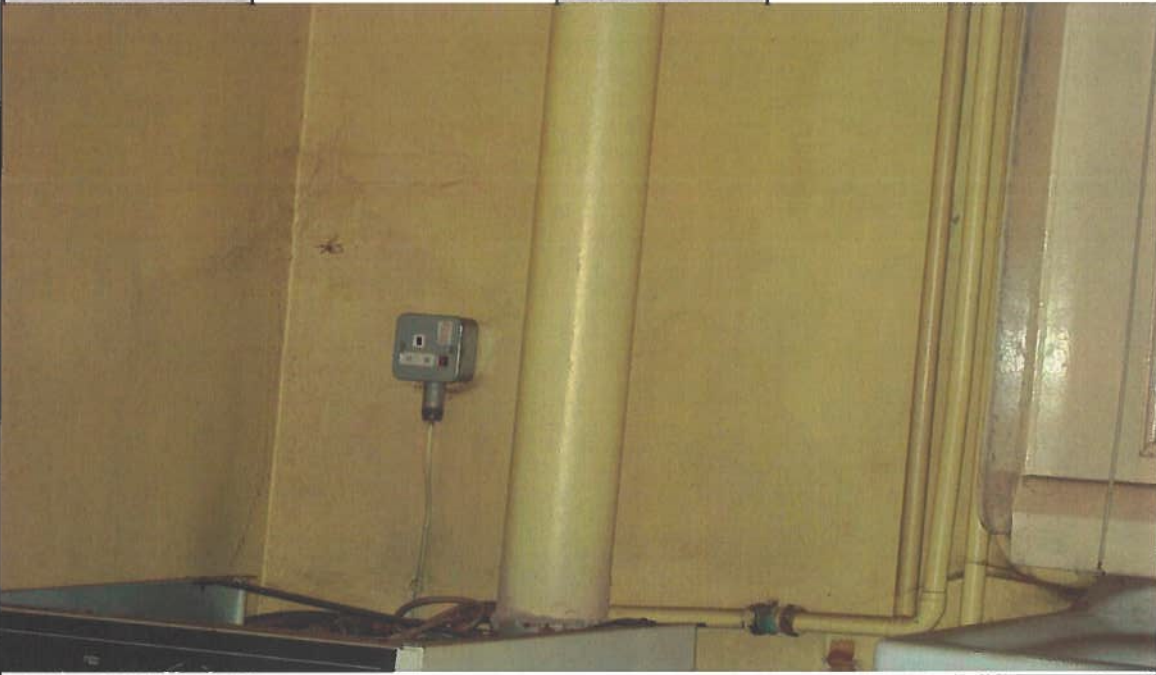
Client Details
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Palestra
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Photo Number	11	Reference number	220410JK11
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Sealed	0
Location	Kitchen 2	Material Friability	Low	0
Feature	Cement flue from boiler	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	High	2
Extent	2 m.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	5	
		Assessment Band	D	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

Client Details
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197 Blackfriars Road
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Photo Number	12	Reference number	220410JK12
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM: Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	External	Surface Treatment	Unsealed	4
Location	High level	Material Friability	Low	0
Feature	Cement flue and cowl	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	Low	0
Extent	1 m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material	Assessment Score	6	
		Assessment Band	D	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

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Photo Number	13	Reference number	220410JK13
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	External	Surface Treatment	Unsealed	4
Location	High level	Material Friability	Low	0
Feature	Cement flue and cowl	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	Low	0
Extent	2 m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material		Assessment Score	6
			Assessment Band	D

Site Address Cane Hill - Various sites Entrance on Brighton Road Coulston CR5 3YL	Client Details Homes and Communities Agency Palestra 197 Blackfriars Road Southwark SE1 8AA
--	---

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--	--	---

Photo Number	14	Reference number	220410JK14
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	210410JK01
			
Notes	ACM:Asbestos Containing Material		

Building	North Lodge	Condition	Fair	1
Floor Level	External	Surface Treatment	Unsealed	4
Location	High level	Material Friability	Low	0
Feature	Cement flue and cowl	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	Low	0
Extent	3 m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material	Assessment Score	6	
		Assessment Band	D	

Site Address
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Entrance on Brighton Road
Coulston
CR5 3YL

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Photo Number	15	Reference number	220410JK15
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	NADIS: No Asbestos Detected In Sample		

Building	North Lodge	Condition	Poor	4
Floor Level	External	Surface Treatment	Sealed	0
Location	Entrance lobby	Material Friability	Low	0
Feature	Felt to canopy	Asbestos Type	N.A.D.I.S	0
Material Type	Bitumen	Accessibility	Low	0
Extent	5 sq. m.	Position	External	0
Recommendation	No further action required	Assessment Score	0	
		Assessment Band	E	

Site Address
Cane Hill - Various sites
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Photo Number	16	Reference number	220410JK16
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	ACM: Asbestos Containing Material		

Building	North Lodge	Condition	Poor	4
Floor Level	External	Surface Treatment	Poor	2
Location	Entrance lobby	Material Friability	Medium	1
Feature	Insulating board soffit to canopy	Asbestos Type	Chrysotile (White) and Amosite (Brown)	2
Material Type	Insulating Board	Accessibility	Low	0
Extent	10 sq. m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material	Assessment Score	9	
		Assessment Band	C	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

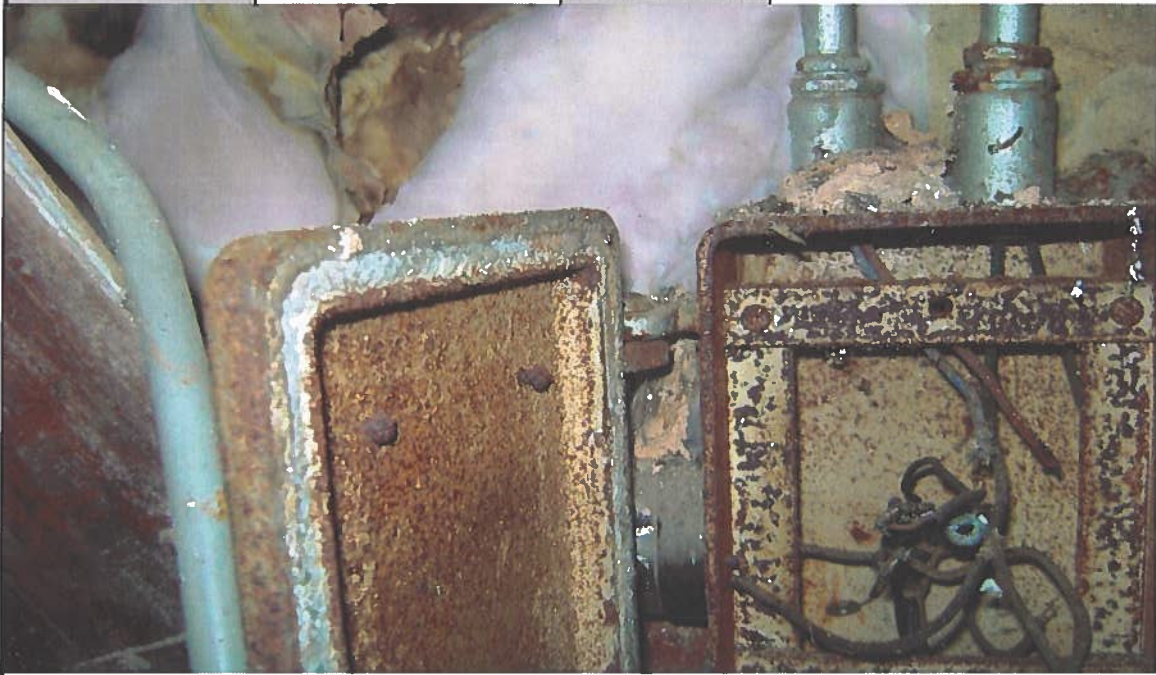
Client Details
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Photo Number	17	Reference number	220410JK17
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	Visual Identification
			
Notes	ACM:Asbestos Containing Material		

Building	South lodge	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Unsealed	4
Location	Lobby	Material Friability	Medium	1
Feature	Rope to electrical fuse box	Asbestos Type	Presumed Chrysotile (White)	1
Material Type	Textile	Accessibility	High	2
Extent	<1 sq. m.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	10	
		Assessment Band	C	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
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Photo Number	18	Reference number	220410JK18
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	NADIS: No Asbestos Detected In Sample		

Building	South lodge	Condition	Poor	4
Floor Level	External	Surface Treatment	Sealed	0
Location	Rear extension	Material Friability	Low	0
Feature	Roof felt	Asbestos Type	N.A.D.I.S	0
Material Type	Bitumen	Accessibility	Low	0
Extent	40 sq. m.	Position	External	0
Recommendation	No further action required	Assessment Score	0	
		Assessment Band	E	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
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CR5 3YL

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Photo Number	19	Reference number	230410JK19
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	ACM: Asbestos Containing Material		

Building	Meadow Lodge	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Sealed	0
Location	Kitchen	Material Friability	Low	0
Feature	Sink pad	Asbestos Type	Chrysotile (White)	1
Material Type	Bitumen	Accessibility	High	2
Extent	<1 sq. m.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	5	
		Assessment Band	D	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

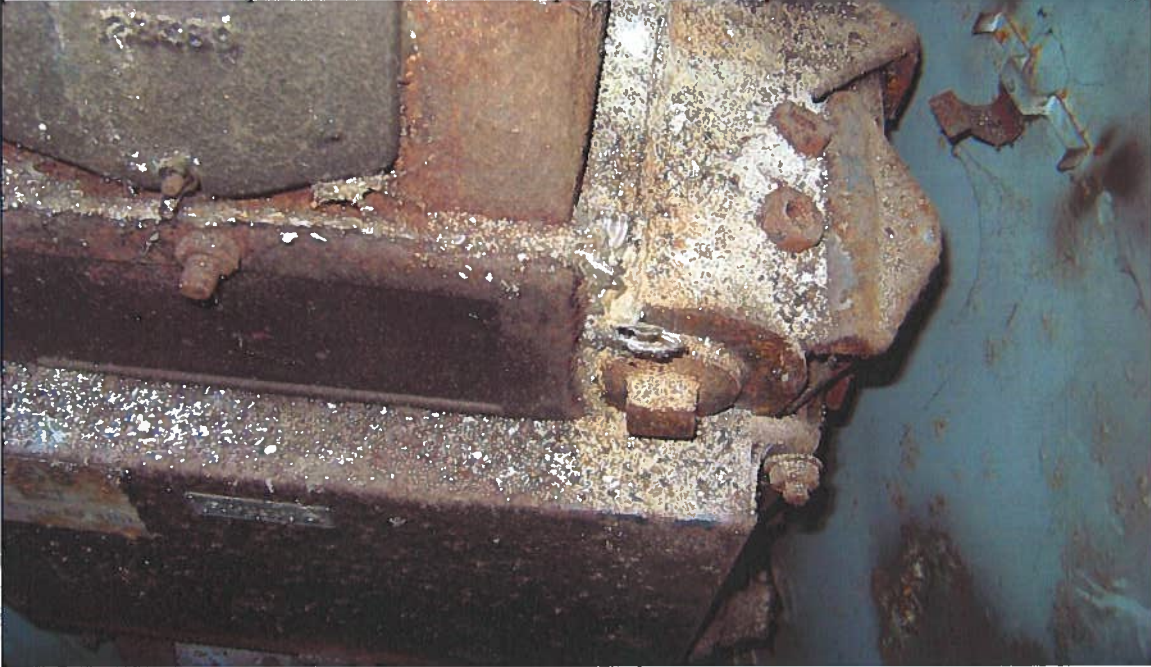
Client Details
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Photo Number	20	Reference number	230410JK20
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	NADIS: No Asbestos Detected In Sample		

Building	Meadow Lodge	Condition	Poor	4
Floor Level	Ground	Surface Treatment	Unsealed	4
Location	Kitchen	Material Friability	Medium	1
Feature	Textile rope to boiler	Asbestos Type	N.A.D.I.S	0
Material Type	Textile	Accessibility	High	2
Extent	1 m.	Position	Internal	1
Recommendation	No further action required	Assessment Score	0	
		Assessment Band	E	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
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Photo Number	21	Reference number	230410JK21
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	ACM:Asbestos Containing Material		

Building	Meadow Lodge	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Unsealed	4
Location	Kitchen	Material Friability	Low	0
Feature	Cement flue from boiler	Asbestos Type	Chrysotile (White)	1
Material Type	Cement	Accessibility	High	2
Extent	2 m.	Position	Internal	1
Recommendation	Remove prior to work that will disturb this material	Assessment Score	9	
		Assessment Band	C	

Site Address
Cane Hill - Various sites
Entrance on Brighton Road
Coulston
CR5 3YL

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Photo Number	22	Reference number	230410JK22
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	230410JK21
			
Notes	ACM:Asbestos Containing Material		

Building	Meadow Lodge	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Unsealed	4
Location	Externals	Material Friability	Low	0
Feature	3no. Cement flues and cowls	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	High	2
Extent	10 m.	Position	External	0
Recommendation	Remove prior to work that will disturb this material	Assessment Score	8	
		Assessment Band	C	

Site Address
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Entrance on Brighton Road
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WYG Environment Type 3 Asbestos Survey



Appendix C Risk Assessment Criteria

WYG Environment Type 3 Asbestos Survey



Material Risk Assessment

Material Assessment Algorithm

The material risk assessment algorithm is detailed within MDHS100 and is a requirement for identifying areas of concern in order to develop an Asbestos Management Plan as required by the Control of Asbestos Regulations 2006. The algorithm score is based on the following criteria and points:

Friability	Low = 0 Medium = 1 High = 4
Condition	Good = 0 Fair = 1 Poor = 4 Debris = 6
Surface Treatment	Sealed = 0 Poor = 2 Bare = 4
Fibre Type	No Asbestos Detected = 0 Chrysotile = 1 Amosite = 2 Crocidolite = 3
Accessibility	Low = 0 Medium = 1 High = 2
Position	External = 0 Internal = 1 Induced Vent = 2

Once the score from each criteria is totalled a material assessment score is provided. Generally the higher the score the higher associated risk posed by a particular ACM.

The hazard assessment criterion examines the risk posed by an asbestos material to release fibres that may be inhaled. This factor is the most significant when assessing asbestos. Therefore in order to consider if an asbestos material will release fibres the material assessments considers the type of asbestos, the extent of any damage to the material, whether people will come in contact with the material etc.

These assessments are required to establish an asbestos management plan as it identifies areas of risk in order that procedures can be put in place, remedial works can be undertaken etc.

WYG Environment Type 3 Asbestos Survey



Risk Bands

The total material assessment algorithm value for each item, is compared to Risk Bands as developed by WYG in close consultation with MDHS100. The risk bands are as follows:

Band A – (17 points or above) – Urgent Risk Material - Materials in this category pose an immediate risk to anybody in their vicinity and as such, immediate plans for removal should be made. Until removal can be achieved, access to the location of the material should be restricted and temporary measures to seal or repair the material should be put in place. Affixing asbestos warning labels can provide additional protection prior to removal.

Risk Band B – (13-16 Points) – High Risk Material – Materials in this category require remedial action as soon as reasonably practicable. Action may range from removal to repair, encapsulation and labelling. If left in-situ, the condition of the material should be monitored regularly, ideally as a minimum, at least on a six monthly basis and may require further repair or encapsulation if the condition has deteriorated.

Risk Band C – (8 -12 Points) – Medium Risk Material – This category indicates the need for regular monitoring although the current risk of fibre release is low, this material may suffer deterioration through age/accident. It is recommended that asbestos materials in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band D – (1-7) Points – Low Risk Material – This category indicates Low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band E (0 points) – No Asbestos Detected – No action is required.

WYG Environment Type 3 Asbestos Survey



Appendix D Site Sketches



230410JK01

230410JK01

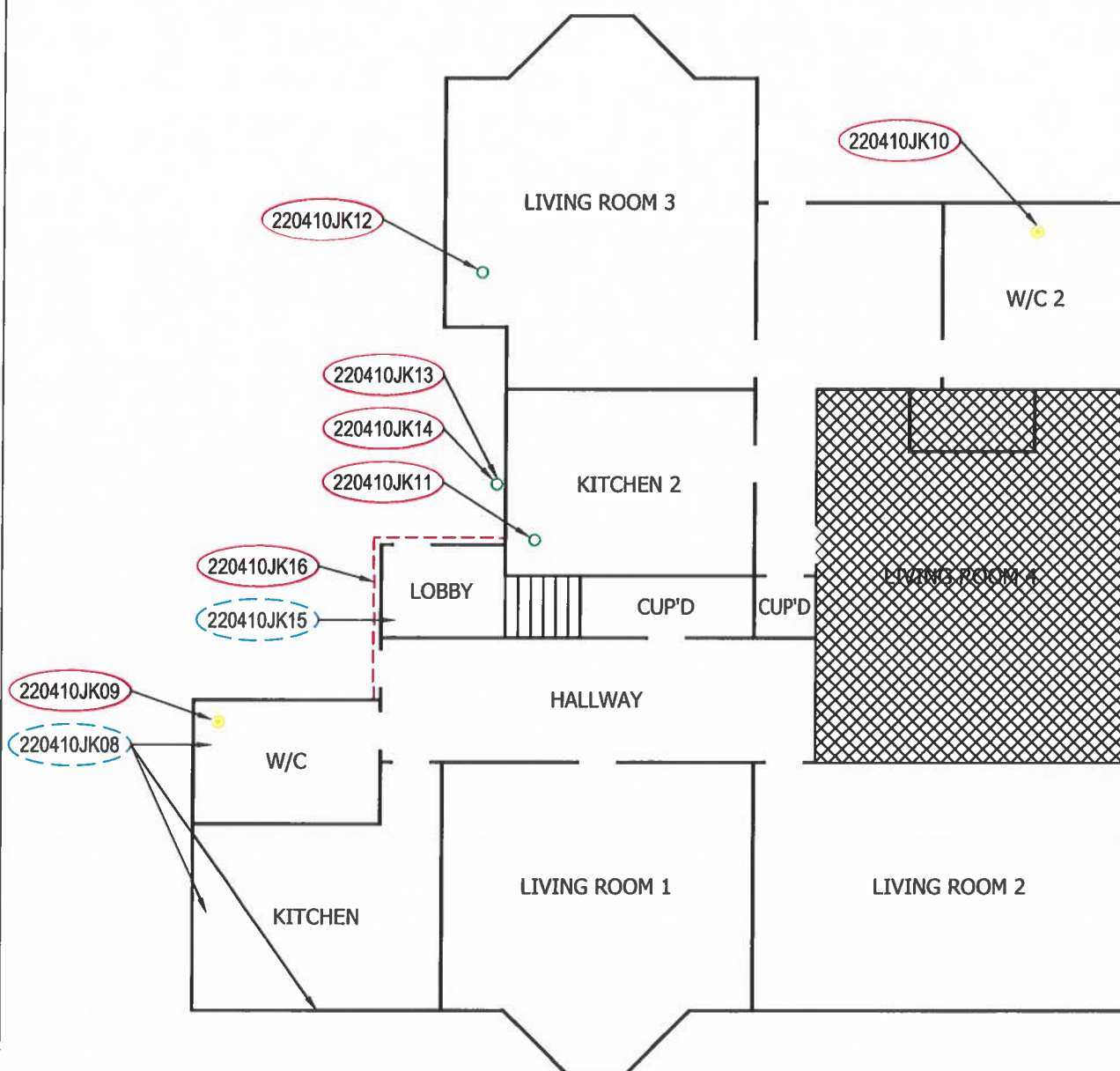


NO ACCESS

FIRST FLOOR

GROUND FLOOR

NOTE: SKETCH TO BE READ IN CONJUNCTION WITH THE REPORT

GROUND FLOORREFERENCE

220410JK01

POSITIVE INSPECTION

220410JK01

NEGATIVE INSPECTION



NO ACCESS



ASBESTOS INSULATING BOARD



ASBESTOS CEMENT FLUE & COWL



TOILET CISTERN

SUNLEY HOUSE
4 BEDFORD PARK
CHYNDEN
CRO 1AP

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Client:
HOMES & COMMUNITIES AGENCY

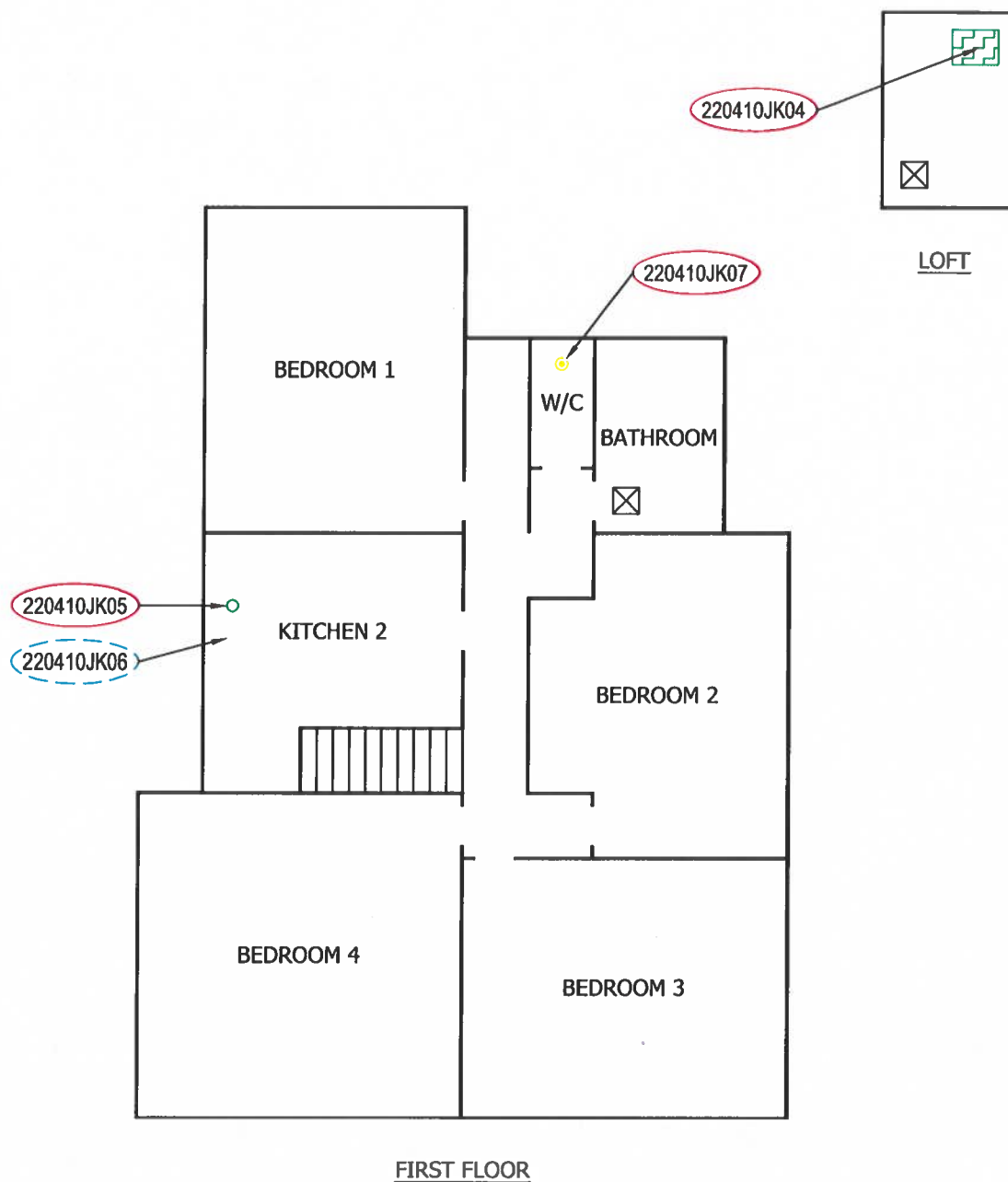
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5 No. SITES
CANE HILL

Drawing Title:
ASBESTOS TYPE 3 SURVEY PLAN
SELECTED AREAS GROUND FLOOR
NORTH LODGE

REV	DESCRIPTION	BY	CHK	APP	DATE

Scale	A4	Drawn	Date	Checked	Date	Approved	Date
N.T.S.	N.C.	APR.2010	J.K.	APR.2010	D.G.	APR.2010	
Project No.	Office	Type	Drawing No.	Revision			
A061326-1	40	ENV	SK.01				

NOTE: SKETCH TO BE READ IN CONJUNCTION WITH THE REPORT

**REFERENCE**

220410JK01

POSITIVE INSPECTION

220410JK01

NEGATIVE INSPECTION



NO ACCESS



ASBESTOS CEMENT SHEETS



ASBESTOS CEMENT FLUE



TOILET CISTERN

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4 BEDFORD PARK
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CR2 2AP

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e-mail: london@wyg.com



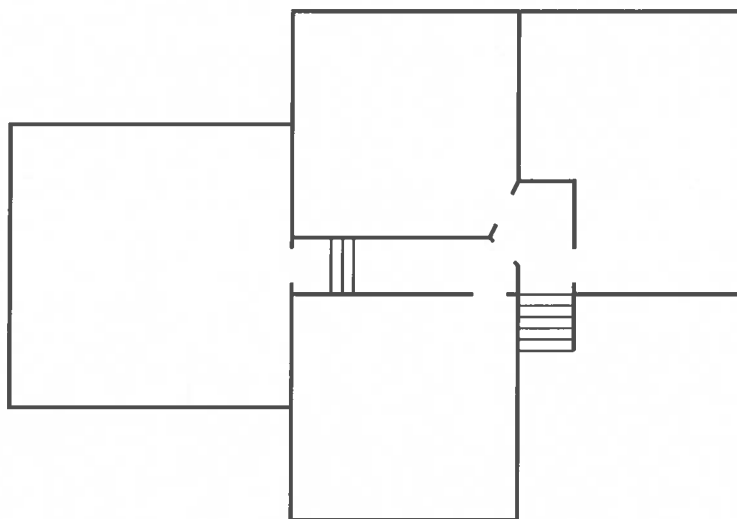
Cleric:
HOMES & COMMUNITIES AGENCY

Project:
5 No. SITES
CANE HILL

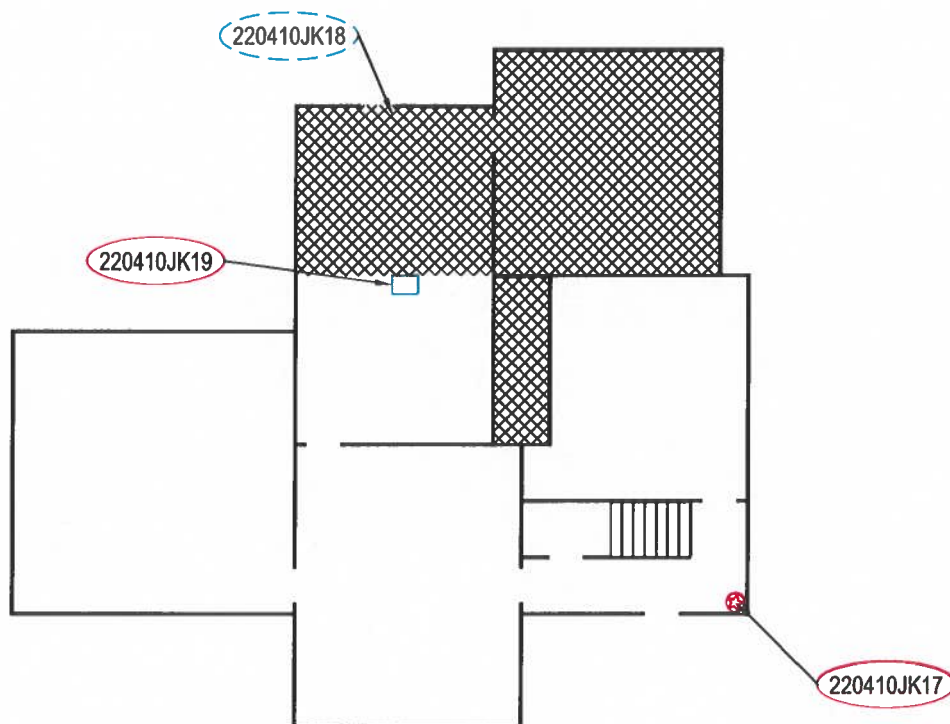
Drawing Title:
ASBESTOS TYPE 3 SURVEY PLAN
SELECTED AREAS FIRST FLOOR
NORTH LODGE

REV	DESCRIPTION	BY	CHK	APP	DATE

Scale @ A4	Drawn	Date	Checked	Date	Approved	Date
N.T.S.	N.C.	APR.2010	J.K.	APR.2010	D.G.	APR.2010
Project No.	Office	Type	Drawing No.	Revision		
A061326-1	40	ENV	SK.02			



FIRST FLOOR



GROUND FLOOR

REFERENCE

220410JK01

POSITIVE INSPECTION

220410JK01

NEGATIVE INSPECTION



NO ACCESS



SINK PAD



ASBESTOS TEXTILE MATERIAL (ROPE)

REV	DESCRIPTION	BY	CHK	APP	DATE
-----	-------------	----	-----	-----	------

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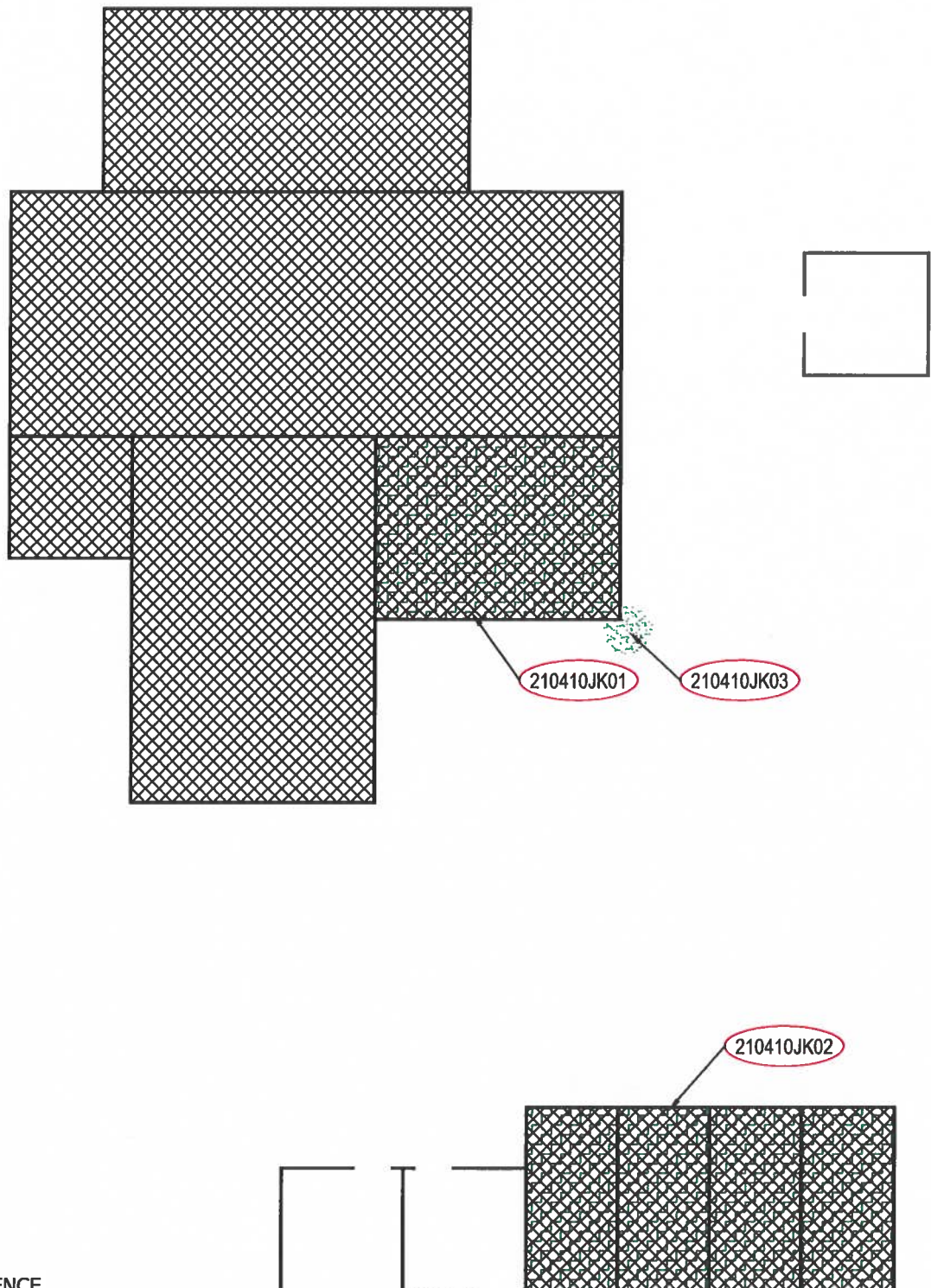
Client: **HOMES & COMMUNITIES AGENCY**

Project:
5 No. SITES
CANE HILL

Drawing Title:
ASBESTOS TYPE 3 SURVEY PLAN
SELECTED AREAS
SOUTH LODGE

Scale @ A4 N.T.S.	Drawn Date N.C. APR.2010	Checked Date J.K. APR.2010	Approved Date D.G. APR.2010
Project No. A061326-1	Office 40	Type ENV	Drawing No. SK.01
Revision			

NOTE: SKETCH TO BE READ IN CONJUNCTION WITH THE REPORT



REFERENCE

210410JK01 POSITIVE INSPECTION

210410JK01 NEGATIVE INSPECTION



NO ACCESS



ASBESTOS CEMENT SHEETS (ROOF)



ASBESTOS CEMENT DEBRIS

GARAGES

SUNLEY HOUSE
4 BEDFORD PARK
CROFTON
CRO 2AP

TEL: +44 (0)20 8549 8820
FAX: +44 (0)20 8549 8829
e-mail: london@wyg.com



Client:
HOMES & COMMUNITIES AGENCY

Project:
5 No. SITES
CANE HILL

Drawing Title:
ASBESTOS TYPE 3 SURVEY PLAN
SELECTED AREAS
SOVEREIGN HOUSE

REV	DESCRIPTION	BY	CHK	APP	DATE

Scale @ A4	Drawn	Date	Checked	Date	Approved	Date
N.T.S.	N.C.	APR.2010	J.K.	APR.2010	D.G.	APR.2010
Project No.	Office	Type	Drawing No.	Revision		
A061326-1	40	ENV	SK.01			

WYG Environment Type 3 Asbestos Survey



Appendix E Analysis Certificates



04 May 2010

WYG Environmental
 8th/9th floor Sunley House
 4 Bedford Park
 Croydon
 Surrey
 CR0 2AP

For the attention of [REDACTED]

**REPORT ON EXAMINATION OF MATERIAL SUSPECTED OF
 CONTAINING ASBESTOS**

CERTIFICATE NUMBER: 10.4.281 – (Ref A061326-1)**SITE ADDRESS:** Cane Hill, Coulsdon**LOCATION:** As Specified**CLIENT'S SAMPLES RECEIVED BY CPA ON:** 27 April 2010**ANALYSED BY:** [REDACTED] **ON:** 30 April 2010

<u>Sample Number</u>	<u>Client's Reference Number/Specific Location/ Sample Description</u>	<u>Asbestos Material Detected</u>
10.4.281/1	210410JK01 Sovereign House External roof	Chrysotile
10.4.281/2	210410JK06 North Lodge 1 ST Floor kitchen Sink pad	No Asbestos Detected
10.4.281/3	210410JK07 North Lodge 1 ST Floor WC Toilet cistern	Amosite
10.4.281/4	210410JK08 North Lodge Ground floor WC Cement window sills	No Asbestos Detected
10.4.281/5	210410JK15 North Lodge Externals Felt to entrance canopy	No Asbestos Detected



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**REPORT ON EXAMINATION OF MATERIAL SUSPECTED OF
CONTAINING ASBESTOS**

CERTIFICATE NUMBER: 10.4.281 – (Ref A061326-1)

SITE ADDRESS: Cane Hill, Coulsdon

LOCATION: As Specified

CLIENT'S SAMPLES RECEIVED BY CPA ON: 27 April 2010

ANALYSED BY: [REDACTED] **ON:** 30 April 2010

<u>Sample Number</u>	<u>Client's Reference Number/Specific Location/ Sample Description</u>	<u>Asbestos Material Detected</u>
10.4.281/6	210410JK16 North Lodge Externals Insulating board soffit to canopy	Amosite Chrysotile
10.4.281/7	210410JK18 South Lodge Externals Roof felt to rear extension	No Asbestos Detected
10.4.281/8	210410JK19 Meadow Lodge Ground Floor – kitchen Sink pad	Chrysotile
10.4.281/9	210410JK20 Meadow Lodge Ground Floor – kitchen Textile rope to boiler	No Asbestos Detected
10.4.281/10	210410JK21 Meadow Lodge Ground Floor – kitchen Cement flue from boiler	Chrysotile



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CERTIFICATE NUMBER: 10.4.281 – (Ref A061326-1)

GENERAL COMMENTS:

Please note that this certificate may not be reproduced except in full, without the approval of the laboratory.

If asbestos is present in the material which the sample represents, and if this material is to be stripped or removed or otherwise disturbed, then safety precautions must be taken in accordance with the Control of Asbestos Regulations 2006, associated Codes of Practice and the Health & Safety at Work etc Act 1974.

The reported results are based on examination by methods prescribed in the HSE document HSG 248, Appendix 2: Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM).

The following asbestos types are identified by the method employed: (1) amosite = brown asbestos
(2) crocidolite = blue asbestos, (3) chrysotile = white asbestos (4) fibrous anthophyllite (5) fibrous actinolite
(6) fibrous tremolite

The description of the composition of the sample 'as received' from a client is the client's given definition of composition or is based solely on the analyst's visual assessment of the sample and is an indication of the general type of material from which the sample appears to have been taken. For example, it does not attempt to differentiate between asbestos cement products or insulation board.

Where Clients have provided their own samples for bulk analysis, the Laboratory provides results on the sample 'as received'. The Laboratory is not responsible for Client sampling, which is outside the scope of the Laboratory's UKAS accreditation and may produce a sample not representative of the parent material as a whole. The Laboratory is not responsible for the consequences of inaccurate conclusions based on non-representative samples.

Observations/Analyst's Comments

Observations and opinions given in the report are outside the scope of UKAS accreditation.

*The very low proportions of asbestos (usually chrysotile) present in some floor tiles and textured coatings such as 'Artex' (RTM) wall and ceiling finishes may be so finely divided as not to be detected using standard laboratory techniques.)

SIGNED

Analytical Services Manager

on behalf of CPA Laboratories



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