

ASBESTOS MANAGEMENT SURVEY REPORT

For

HOME FROM HOME

Of

Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ

4037-55291

Produced by ESG Asbestos Ltd,
a wholly owned subsidiary of ESG
Bretby Business Park, Ashby Road,
Bretby, Burton upon Trent,
Staffordshire DE15 0YZ

www.esg.co.uk

Site
Wessex Court, Clarence Street, Swindon, Wilts,
SN1 2DJ

Customer:
Home from Home
28 Butts Road
Chiseldon
Swindon
SN4 0NW

Customer Contact: Teresa Goy
Survey Date: 25/07/2014
Surveyor(s): Darren Cheetham



Consultant:
ESG Asbestos Limited

Unit D Acacia Building (13),
Vantage Point Business Village,
Mitcheldean,
Gloucestershire
GL17 0DD

Tel +44 (0) 1793 714714
Fax +44 (0) 1793 714715
Email ecs.swindon@esg.co.uk

Authorised by:


DARREN
CHEETHAM

Technical Review by:


Tracy Milnes
Project Manager

Report Issue date: 22/08/2014

EXECUTIVE SUMMARY & RECOMMENDATIONS

A Management asbestos survey was carried out at Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ.

4 samples taken and 0 positive. There were 2 presumed or strongly presumed materials identified.

Table 1 Summary of ACM's

Sample Reference	Risk Score	Building	Area Description	Material	Material Risk	Priority Risk	Action	Timescale for Action
1 - SR	12	0001	Ground Floor - 005-Electrical Intake Room	Spray coating	1 0	2	Manage	12 months
1 - SR	12	0001	First Floor - 016-Cupboard	Spray coating	1 0	2	Manage	12 months

Table 2 Summary of Areas of No Access

Area No	Building	Area Description	Reason
004	0001	Ground - Water meter cupboard	Broken lock
006	0001	Ground - Cupboard	No keys available
020	0001	Ground - Cupboard	No keys available
026	0001	Ground to first - Lift Shaft	Sealed

The table above provides a list of locations not accessible at the time of inspection by the surveyor with reasons for no access. Such areas must be assumed to contain asbestos until inspected.

Table 3 Summary of Areas of Limited, Restricted or Partial Access

Area No	Building	Area Description	Reason
019	0001	Ground - Lobby	Floor - under fitted floor covering
021	0001	Second - Landing	Floor - under fitted floor covering
EXT	0001	Second - External	No access to flat roof sections

The table above provides a list of locations of limited access at the time of inspection by the surveyor with reasons for access issues. Such areas must be assumed to contain asbestos until inspected.

FULL SURVEY REPORT

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SECTION 1 INTRODUCTION

- 1.1 ESG Asbestos Limited was instructed by Teresa Goy of Home from Home, to carry out a Management asbestos survey of Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ in accordance with HSE document HSG 264 and in-house approved documented method SCI/ASB/001.
- 1.2 The scope of the works was to carry out an Asbestos Management Survey on the premises as instructed by the Customer as follows: Management survey of communal and external areas.
- 1.3 The following areas were not accessed during the survey following initial discussions with the customer: None
- 1.4 The extent and type of the asbestos containing materials on site was to be summarised in a written report including a detailed site register, survey report sheets and plans.
- 1.5 The title to this report is vested in the Customer named but title to copyright is retained. The Contracts (Rights of Third Parties) Act 1999 does not apply to the contract with the Customer and the provisions of the said Act are hereby excluded.
- 1.6 The inspection report shall not be reproduced except in full without the approval of the inspection body and the Customer.
- 1.7 ESG Asbestos Ltd is accredited by UKAS as a Type C Inspection Body for surveying for asbestos in premises. Opinions, interpretations and priority risk assessments are outside the scope of accreditation.
- 1.8 Fibrous materials may exist within the property which is not ACMs. Where, in the judgment of the surveyor, the material is clearly not asbestos then the surveyor will record the findings in the Construction Register. However the material will have been inspected unless it was in an area of no access or is specifically excluded from the report.

SECTION 2 SITE DESCRIPTION

- 2.1 The site consisted of a three storey building of brick masonry construction.

Table 2.1: Summary of buildings surveyed and survey type at Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ.

Property Ref / UPRN	Building Description	Survey Type
.	Three storey building of brick masonry construction	Management

SECTION 3 SPECIFIC NOTES

- 3.1 The scope and terms of works were as agreed during the tender process with the Customer, including a discussion on areas of possible no-access (see section 1.2 and 1.3). We confirm that in preparing this report that we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.
- 3.2 Asbestos containing materials (ACMs) concealed behind other asbestos containing materials may not have been located during the survey due to the potential for fibre release. It should be assumed that further asbestos containing materials may be present until proven otherwise.
- 3.3 Water absorption tests have not been carried out on board or cement materials and thus such materials which have been referred to within this report as asbestos insulating board (AIB) or asbestos cement are done so based solely upon their physical appearance and using the technicians judgement. A water absorption measurement test, as detailed in paragraph 17 of L143 *Work with Materials Containing Asbestos* ACOP, is required to determine whether a material is legally classified as asbestos cement or not. Asbestos cement in a dry state absorbs less than 30% water by weight.
- 3.4 A Management Survey report should not be used as the basis for an asbestos removal specification. A Refurbishment or Demolition survey report may be used as a basis for a specification. Note that all dimensions referred to in this report are approximate and should not be used for the calculation of priced measures. For Management surveys, the recommendations indicated on the asbestos register are overridden if the building is due for demolition or major structural alteration. Where materials are suspected to be present and consist of or contain asbestos, contractors should (prior to commencing refurbishment works) first confirm the existence of such materials under controlled conditions such as a Refurbishment or Demolition survey and in accordance with Control of Asbestos Regulations Regulation 5 and the Construction (Design and Management) Regulations.
- 3.5 All reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids accordingly it is not possible to regard the findings of any survey as being definitive. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

SECTION 4 SURVEY AND SAMPLING METHODOLOGY

4.1 Management Survey

- 4.1.1 The purpose of this survey was to locate as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition, with representative samples being collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found were collected and analysed to confirm or refute the surveyor's judgement. If the material sampled was found to contain asbestos, other similar homogeneous materials used in the same way in the building have been strongly presumed to contain asbestos.
- 4.1.2 The survey was carried out in accordance with HSG 264, ESG's internal procedure SCI/ASB/001 and the specific requirements of the Customer.

4.2 Abbreviations used in the text

- AWS Associated with sample (Visually consistent with. Also referred to a Strongly Presumed sample)
- ACM Asbestos Containing Material
- NSR No sample required (Area has been inspected and no suspicious samples identified)
- NA No Access (Access not reasonably practicable)
- SR Sample required (Sample required to confirm absence or presence of asbestos. Also referred to as a Presumed Sample)
- CAR Control of Asbestos Regulations (2012)
- X All samples prefixed with an X were not taken by ESG Asbestos, however the data was provided by the client for inclusion within the report and the integrity of the data has been reviewed by ESG Ltd in accordance with our internal procedures.

SECTION 5 BULK SAMPLE ANALYSIS METHODOLOGY

- 5.1 Bulk sample analysis was carried out in accordance with ESG Asbestos Limited's internal procedure SCI/ASB/007, based on the Health and Safety Executive publication HSG 248.
- 5.2 ESG Asbestos is a UKAS-accredited testing body No. 1089, ensuring compliance with the requirements of BS EN ISO/IEC 17025:2005 General criteria for the operation of various types of bodies performing testing.

SECTION 6 RISK ASSESSMENT

6.1 Risk Assessment Methodology & Interpretation

- 6.1.1 Each location of asbestos has a risk assessment which is composed of two elements:
- Material Risk Assessment
 - Priority Risk Assessment
- 6.1.2 The table below identifies the differences between the two elements, their purpose and the guidance to which it relates and which ESG Asbestos Limited adhere.

Table 6.1: Summary of Risk Assessment

Risk Assessment Type	Purpose	Guidance and Algorithm used by ESG Asbestos Limited
Material Risk Assessment	Identification of the type and condition of the ACM and the ease with which it will release fibres if disturbed	<ul style="list-style-type: none"> • HSG 264 – ‘Asbestos – The survey guide.’ – Appendix 4. • In house procedure SCI/ASB/001, based on the above
Priority Risk Assessment	Identification of the likelihood of disturbance	<ul style="list-style-type: none"> • HSG 227 – ‘A comprehensive guide to managing asbestos in premises’ • In house procedure SCI/ASB/001, based on the above

6.1.3 The combined Material and Priority Risk Assessment scores provide a Total Risk Score for the asbestos material and may be used to determine the appropriate management procedure.

6.1.4 The Priority and Material Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection, and as such ESG cannot accept liability for assessments provided when changes in condition and/or use have occurred subsequent to the survey. The duty holder should be aware that if the use of the building changes, then the assessment should be reviewed by a responsible person as part of the ongoing management plan, and this is the responsibility of the duty holder to manage.

Table 6.2 Material Risk Assessment Algorithm

Sample variable	Score	Example of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, asbestos cement)
	2	AIB, millboards, textiles, gaskets, ropes and asbestos paper
	3	Thermal Insulation (e.g. pipe and boiler lagging), sprayed asbestos
Extent of damage /deterioration	0	Good condition, no visible damage
	1	Low damage, a few scratches, broken edges on board, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas of damage revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials: 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	0	No Asbestos Detected
	1	Chrysotile
	2	Amphibole excluding Crocidolite
	3	Crocidolite

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

Table 6.3 Priority Risk Assessment Algorithm

Assessment Factor	Score	Examples of score variables
1. Normal Occupant Activity Main type of activity in area	0 1 2 3	Rare disturbance activity, e.g. little used store room) Low disturbance activities, (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. Fire door with AIB sheet in constant use)
2. Likelihood of Disturbance		
a) Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
b) Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
c) Extent/Amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Average Score = a + b + c / 3		
3. Human Exposure Potential		
a) Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
b) Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
c) Average time area in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Average Score = a + b + c / 3		
4. Maintenance Activity		
a) Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in AIB ceiling) Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve) High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling)
b) Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance <1 per year >1 per year >1 per month
Average Score = a + b / 2		
Total Priority Assessment Score = 1 + 2 + 3 + 4		



Appendix A
SITE REGISTER(S)



Asbestos Limited

Survey Report Ref: 4037-55291-0001

Site Address: Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ

Building Address: Wessex Court, Clarence Street, Swindon, Wilts, SN1

Client: Home from Home

Date of Inspection 25/07/2014

SITE REGISTER

ASBESTOS REGISTER

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk				Priority Risk				Overall Risk Score	Recommended Actions & Timescales			
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Material Risk Rating	Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential			Maintenance Activity	Priority Risk Rating	
001	Ground Floor - Entrance Hall			No sample required													
002	Ground Floor - Lobby			No sample required													
003	Ground Floor - Lobby			No sample required													
004	Ground Floor - Water meter cupboard			No Access													
005	Ground Floor - Electrical Intake Room	Spray coating	4 m ²	1 - Sample Required	3	3	1	3	0	1	0	1	0	1	2	12	Manage - 12 months
006	Ground Floor - Cupboard			No Access													Inspection Required / No Access - Broken lock
007	Ground Floor - Hall			No sample required													Inspection Required / No Access - No keys available
008	Ground Floor - Hall			No sample required													

KEY: All scores are subjective only and are based on information available at the time of the assessment. Inspections may be samples or associated samples (AWS). Comments and observations are outside the scope of UKAS accreditation. All information within this register must be read in conjunction with all other sections of the report. Please refer to Section 6.4 for information regarding Priority Risk Scores

Asbestos Type	Priority Risk	Extent of Damage	Areas of No / Limited Access
0 = No asbestos detected in sample	0 = No asbestos detected in sample	0 = No visible damage	FS = Fixed Seating SS = Services Ducts FV = Floor Voids FD = Floor Ducts SB = Structural Boxings SV = Structural Voids DL = Dry Lining or Boxing FC = Fixed Ceilings UC = Under Fitted Floor Covering CV = Ceiling Voids
1 = Chrysotile (white) asbestos	1 = Plaster, mastics, felts, vinyl floor tiles, paints, dec. finishes, cement etc.	1 = Few scratches / marks, broken edges etc.	PV = Partition Wall Void SC = Above Suspended Ceiling LA = Loft / Attic EE = Electrical Equip. HE = Heating Equipment FP = Fixed Paneling DF = Within Door Frame WF = Within Window Frame HL = High Level PE = Plant / Equipment (includes lift machinery)
2 = Amosite (brown) asbestos	2 = AIB, textiles, gaskets, rope, paper etc.	2 = Sig breakage / many small areas of damage to friable material	
3 = Crocidolite (blue) asbestos	3 = Lagging, spray coatings, loose asbestos etc.	3 = High damage / visible debris	

SITE REGISTER

Survey Report Ref: **4037-55291-0001**

Site Address: **Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ**
 Building Address: **Wessex Court, Clarence Street, Swindon, Wilts, SN1**
 Client: **Home from Home**

Building Reference / UPRN: . Date of Inspection **25/07/2014**

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk				Priority Risk				Overall Risk Score	Recommended Actions & Timescales
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Material Risk Rating	Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential		
009	Ground Floor - Lobby	Stair nosing	7 Linear M	001	0								0	No Action
010	First Floor - Landing	Stair nosing	20 Linear M	AWS 001	0								0	No Action
011	First Floor - Hall			No sample required										
012	First Floor - Hall			No sample required										
013	First Floor - Lobby			No sample required										
014	First Floor - CCTV cupboard			No sample required										
015	First Floor - Landing	Grey stair nosing	23 Linear M	002	0								0	No Action
015	First Floor - Landing	Stair nosing	1 Linear M	AWS 001	0								0	No Action

Asbestos Type	Product Type	Extent of Damage	Areas of No/Limited Access	
			Areas of No/Limited Access	Areas of No/Limited Access
1 = Chrysotile (white) asbestos	1 = Plastics, mastics, felts, vinyl floor tiles, paints, dec. finishes, cement etc.	1 = Few scratches / marks, broken edges etc	FS = Fixed Sealing SD = Service Ducts FV = Floor Voids FD = Floor Ducts SB = Structural Boxings SV = Structural Voids DL = Dry Lining or Boxing FC = Fixed Ceilings UC = Under Fitted Floor Covering CV = Ceiling Voids	PV = Partition Wall Void SC = Sub. Suspended Ceiling LA = Left / Atrio EE = Electrical Equip. HE = Heating Equipment FP = Fixed Paneling DF = Within Door Frame WF = Within Window Frame HL = High Level PE = Plant / Equipment (includes lift machinery)
2 = Amosite (brown) asbestos	2 = AIB, textiles, gaskets, rope, paper etc.	2 = Sig breakage / many small areas of damage to friable material		
3 = Crocidolite (blue) asbestos	3 = lagging, spray coatings, loose asbestos etc	3 = High damage / visible debris		

KEY: All scores are subjective only and are based on information available at the time of the assessment. Inspections may be samples or associated samples (AWS). Comments and observations are outside the scope of UKAS accreditation. All information within this register must be read in conjunction with all other sections of the report. Please refer to Section 6.4 for information regarding Priority Risk Scores



Asbestos Limited

Survey Report Ref: 4037-55291-0001

Site Address: Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DU

Building Address: Wessex Court, Clarence Street, Swindon, Wilts, SN1

Client: Home from Home

Date of Inspection 25/07/2014

SITE REGISTER

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk			Priority Risk				Overall Risk Score	Recommended Actions & Timescales		
					Asbestos Type	Product Type	Extent of Damage	Material Risk Rating	Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential			Maintenance Activity	
016	First Floor - Cupboard	Spray coating	4 m ²	1 - Sample Required	3	3	1	3	0	1	0	1	2	12	Manage - 12 months
017	First Floor - Corridor			No sample required											
018	First Floor - Landing	Stair nosing	28 Linear M	AWS 001	0				0				0	0	No Action
019	Ground Floor - Lobby	Stair nosing	4 Linear M	AWS 001	0				0				0	0	Inspection Required in Limited Access Area / No Action / Limited - Floor - under fitted floor covering
020	Ground Floor - Cupboard			No Access											Inspection Required / No Access - No keys available
021	Second Floor - Landing	Stair nosing	25 Linear M	AWS 001	0				0				0	0	Inspection Required in Limited Access Area / No Action / Limited - Floor - under fitted floor covering
022	Second Floor - Corridor			No sample required											
023	Second Floor - Landing	Stair nosing	22 Linear M	AWS 001	0				0				0	0	No Action

KEY: All scores are subjective only and are based on information available at the time of the assessment. Inspections may be samples or associated samples (AWS). Comments and observations are outside the scope of UKAs accreditation. All information within this register must be read in conjunction with all other sections of the report. Please refer to Section 6.4 for information regarding Priority Risk Scores.	
Asbestos Type	Product Type
0 = No asbestos detected in sample	0 = No asbestos detected in sample
1 = Chrysotile (white) asbestos	1 = Plastics, mastics, felts, vinyl floor tiles, paints, dec. finishes, cement etc.
2 = Amosite (brown) asbestos	2 = AIB, textiles, gaskets, rope, paper etc.
3 = Crocidolite (blue) asbestos	3 = lagging, spray coatings, loose asbestos etc
Extent of Damage	
0 = No visible damage	0 = No visible damage
1 = Few scratches / marks, broken edges etc	1 = Few scratches / marks, broken edges etc
2 = Sig breakage / many small areas of damage to friable material	2 = Sig breakage / many small areas of damage to friable material
3 = High damage / visible debris	3 = High damage / visible debris
Areas of No / Limited Access	
FS = Fixed Seating	PV = Partition Wall Void
SD = Service Ducts	SC = Above Suspended Ceiling
FV = Floor Voids	LA = Loft / Attic
FD = Floor Ducts	EE = Electrical Equip.
SB = Structural Boxings	HE = Heating Equipment
SV = Structural Voids	FP = Fixed Paneling
DL = Dry Lining or Boxing	DF = Within Door Frame
FC = Fixed Callings	WF = Within Window Frame
OV = Under Pried Floor	HL = High Level
CV = Ceiling Voids	PE = Plant / Equipment (includes lift machinery)



Asbestos Limited

Survey Report Ref:

4037-55291-0001

Site Address:

Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ

Building Address:

Wessex Court, Clarence Street, Swindon, Wilts, SN1

Building Reference / UPRN:

Home from Home

Date of Inspection

25/07/2014

SITE REGISTER

CONSTRUCTION REGISTER

Area No	Area Description	Floor	Walls	Ceiling	Other
001	Ground Floor - Entrance Hall	Wood	Plasterboard	Plasterboard	
002	Ground Floor - Lobby	Wood	Plasterboard	Plasterboard	
003	Ground Floor - Lobby	Wood. Concrete	Plasterboard. Plaster. Brick	Plasterboard	
004	Ground Floor - Water meter cupboard				
005	Ground Floor - Electrical Intake Room	CONCRETE	BREEZE BLOCK	Metal	
006	Ground Floor - Cupboard				
007	Ground Floor - Hall	Wood	Plasterboard	Plasterboard	
008	Ground Floor - Hall	Wood	Plasterboard	Plasterboard	
009	Ground Floor - Lobby	Wood. Concrete. Sample 001	Plaster. Brick	Plasterboard. Concrete	
010	First Floor - Landing	CONCRETE. AWS001	Plasterboard. Plaster. Brick	Plasterboard. Concrete	
011	First Floor - Hall	Wood	Plasterboard	Plasterboard	
012	First Floor - Hall	Wood	Plasterboard	Plasterboard	
013	First Floor - Lobby	Screed	Plasterboard. Plaster. Brick	Plasterboard	
014	First Floor - CCTV cupboard	Wood	Plasterboard. Plaster. Brick	Plasterboard	
015	First Floor - Landing	Screed. Sample 002 & AWS001	Plasterboard. Plaster. Brick	Plasterboard	
016	First Floor - Cupboard	CONCRETE	BREEZE BLOCK	Metal	
017	First Floor - Corridor	Wood	Plasterboard	Plasterboard	
018	First Floor - Landing	CONCRETE. AWS001	Plasterboard. Plaster. Brick	Plasterboard	
019	Ground Floor - Lobby	NA. AWS001	Plaster. Brick	Plasterboard	
020	Ground Floor - Cupboard				
021	Second Floor - Landing	NA. AWS001	Plaster. Brick	Plasterboard	
022	Second Floor - Corridor	Wood	Plaster. Brick	Plasterboard	
023	Second Floor - Landing	Screed. AWS001	Plasterboard. Plaster. Brick	Plasterboard	



Asbestos Limited

Survey Report Ref:

4037-55291-0001

Site Address:

Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ

Building Address:

Wessex Court, Clarence Street, Swindon, Wilts, SN1

Building Reference / UPRN:

Home from Home

Date of Inspection

25/07/2014

SITE REGISTER

Area No	Area Description	Floor	Walls	Ceiling	Other
024	Second Floor - Old lift motor room	CONCRETE	BREEZE BLOCK	Insulation board. Sample 004	
025	Second Floor - Landing to flat 20	CONCRETE. AWS001	Plaster. Brick	Plasterboard	
026	Ground to first Floor - Lift Shaft				
EXT	Second Floor - External				



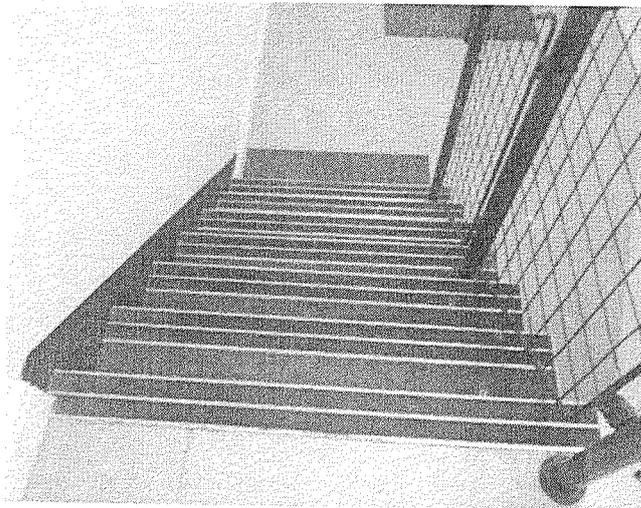
Appendix B

MATERIAL ASSESSMENT SHEETS

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	009
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Ground
Building:	.	Area Description:	Lobby
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Sample Reference No: 001
Position: Internal
Approx Size of Item: 7 Linear M

Product Type:
Extent of Damage:
Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Recommendation: No further action required

Likelihood of Disturbance:

Human Exposure Potential:

Comments:

Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	015
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	First
Building:	.	Area Description:	Landing
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Grey stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Sample Reference No: 002
Position: Internal
Approx Size of Item: 23 Linear M

Product Type:

Extent of Damage:

COMMENTS AND RECOMMENDATIONS:

Surface Treatment:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Recommendation: No further action required

Likelihood of Disturbance:

Comments:

Human Exposure Potential:

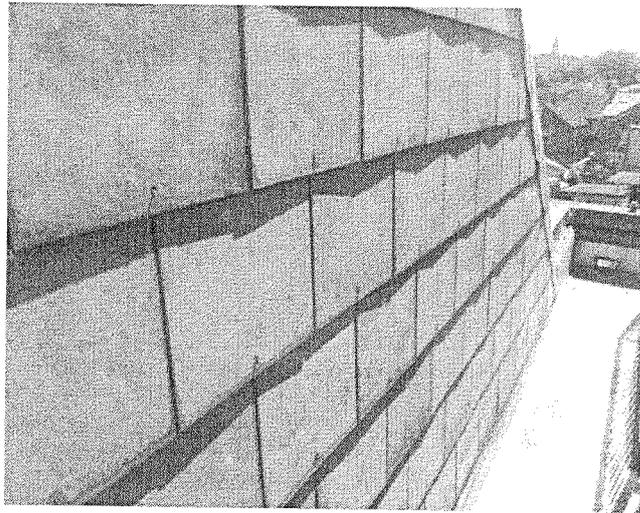
Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	EXT
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Second
Building:	.	Area Description:	External
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Roof tiles
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0

Asbestos Type: 0 - No asbestos detected

Sample Reference No: 003

Position: Internal

Approx Size of Item: 200 m²

Product Type:

Extent of Damage:

Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Recommendation: No further action required

Comments:

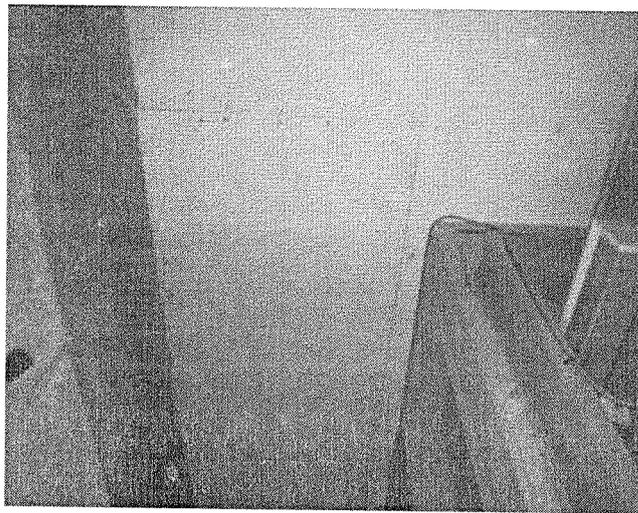
Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	024
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Second
Building:	.	Area Description:	Old lift motor room
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	IB ceiling panels
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Sample Reference No: 004
Position: Internal
Approx Size of Item: 12 m²

Product Type:

Extent of Damage:

COMMENTS AND RECOMMENDATIONS:

Surface Treatment:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Recommendation: No further action required

Likelihood of Disturbance:

Comments:

Human Exposure Potential:

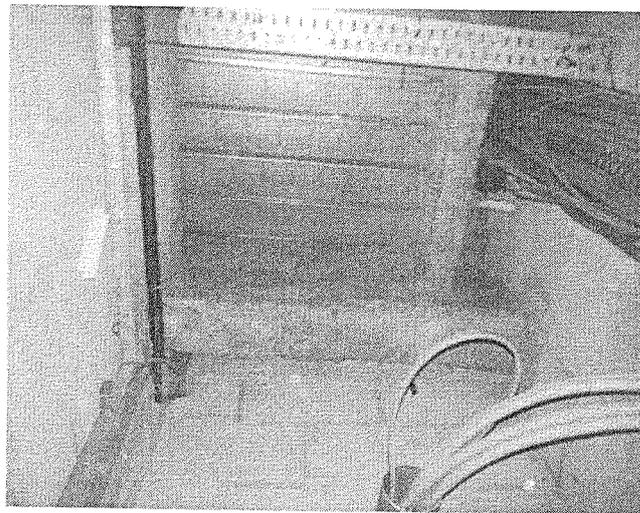
Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	005
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Ground
Building:	.	Area Description:	Electrical Intake Room
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Spray coating
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk:	10
Asbestos Type:	3 - Crocidolite (Presumed)
Product Type:	3 - Thermal Insulation, Spray Coating etc
Extent of Damage:	1 - Low damage
Surface Treatment:	3 - Unsealed lagging and sprays
Priority Risk:	2
Normal Occupant Activity:	0 - Rare Disturbance
Likelihood of Disturbance:	1 - Low Likelihood of Disturbance
Human Exposure Potential:	0 - Very Low Human Exposure Potential
Maintenance Activity :	1 - Low Risk Maintenance Activity

Sample Reference No:	1 - Sample Required
Position:	Internal
Approx Size of Item:	4 m ²

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : 12 months

Recommendation: Manage

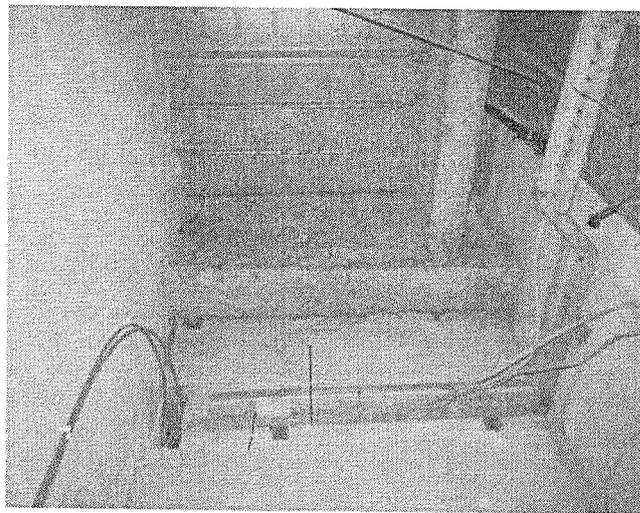
Comments:

Total Risk Score: 12

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	016
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	First
Building:	.	Area Description:	Cupboard
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Spray coating
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk:	10
Asbestos Type:	3 - Crocidolite (Presumed)
Product Type:	3 - Thermal Insulation, Spray Coating etc
Extent of Damage:	1 - Low damage
Surface Treatment:	3 - Unsealed lagging and sprays
Priority Risk:	2
Normal Occupant Activity:	0 - Rare Disturbance
Likelihood of Disturbance:	1 - Low Likelihood of Disturbance
Human Exposure Potential:	0 - Very Low Human Exposure Potential
Maintenance Activity :	1 - Low Risk Maintenance Activity

Sample Reference No:	1 - Sample Required
Position:	Internal
Approx Size of Item:	4 m ²

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : 12 months

Recommendation: Manage

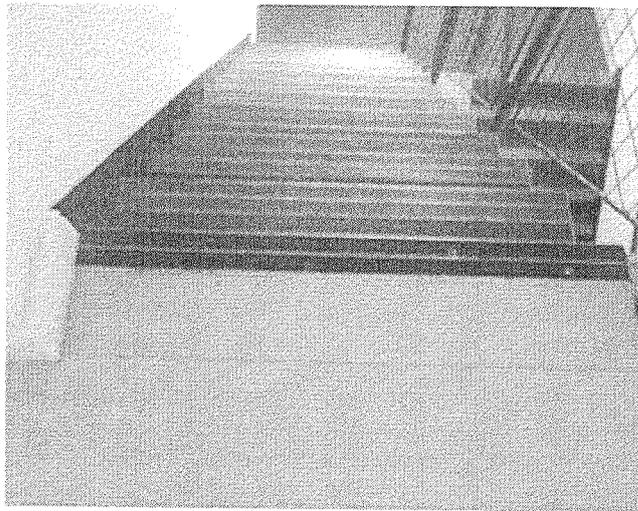
Comments:

Total Risk Score: 12

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	015
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	First
Building:	.	Area Description:	Landing
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Sample Reference No: AWS - 001
Position: Internal
Approx Size of Item: 1 Linear M

Product Type:
Extent of Damage:
Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0
Normal Occupant Activity:
Likelihood of Disturbance:
Human Exposure Potential:

Recommendation: No further action required

Comments:

Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	021
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Second
Building:	.	Area Description:	Landing
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Sample Reference No: AWS - 001
Position: Internal
Approx Size of Item: 25 Linear M

Product Type:
Extent of Damage:
Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0
Normal Occupant Activity:
Likelihood of Disturbance:
Human Exposure Potential:

Recommendation: No further action required

Comments:

Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	023
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Second
Building:	.	Area Description:	Landing
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0

Asbestos Type: 0 - No asbestos detected

Sample Reference No: AWS - 001
Position: Internal
Approx Size of Item: 22 Linear M

Product Type:

Extent of Damage:

Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Recommendation: No further action required

Comments:

Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	010
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	First
Building:	.	Area Description:	Landing
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0

Asbestos Type: 0 - No asbestos detected

Sample Reference No: AWS - 001
Position: Internal
Approx Size of Item: 20 Linear M

Product Type:

Extent of Damage:

Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Recommendation: No further action required

Comments:

Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	018
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	First
Building:	.	Area Description:	Landing
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0

Asbestos Type: 0 - No asbestos detected

Sample Reference No: AWS - 001
Position: Internal
Approx Size of Item: 28 Linear M

Product Type:

Extent of Damage:

Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Recommendation: No further action required

Comments:

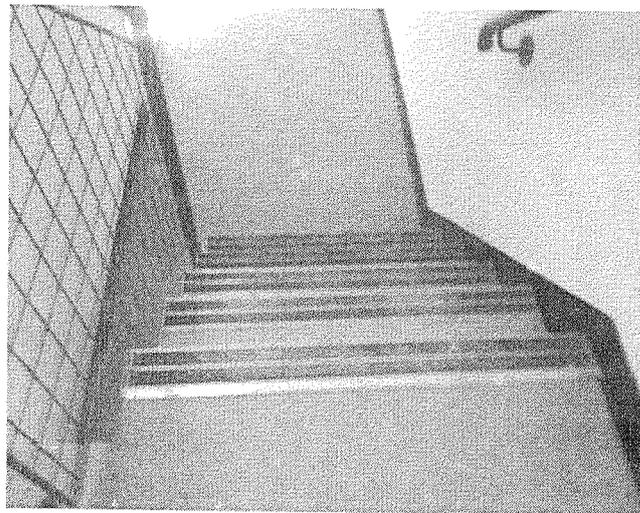
Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	019
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Ground
Building:	.	Area Description:	Lobby
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Sample Reference No: AWS - 001
Position: Internal
Approx Size of Item: 4 Linear M

Product Type:
Extent of Damage:
Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0
Normal Occupant Activity:
Likelihood of Disturbance:
Human Exposure Potential:

Recommendation: No further action required

Comments:

Maintenance Activity :

Total Risk Score: 0

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	025
Site Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Floor:	Second
Building:	.	Area Description:	Landing to flat 20
Building Address:	Wessex Court, Clarence Street, Swindon, Wilts, SN1	Material Description:	Stair nosing
		Survey Report Reference:	4037-55291-0001



ASSESSMENT

Material Risk: 0

Asbestos Type: 0 - No asbestos detected

Sample Reference No: AWS - 001
Position: Internal
Approx Size of Item: 20 Linear M

Product Type:

Extent of Damage:

Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0

Normal Occupant Activity:

Likelihood of Disturbance:

Human Exposure Potential:

Recommendation: No further action required

Comments:

Maintenance Activity :

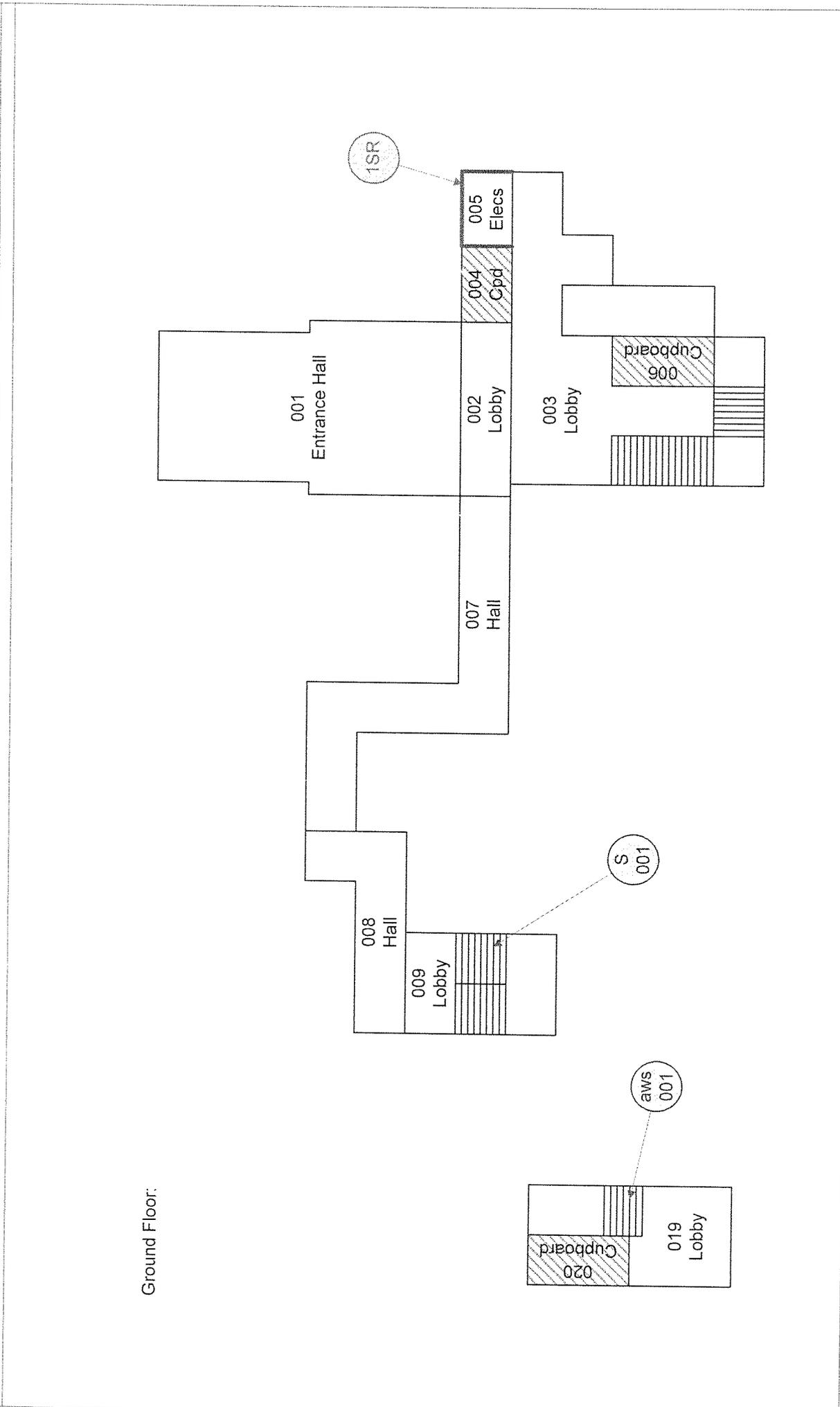
Total Risk Score: 0



Appendix C

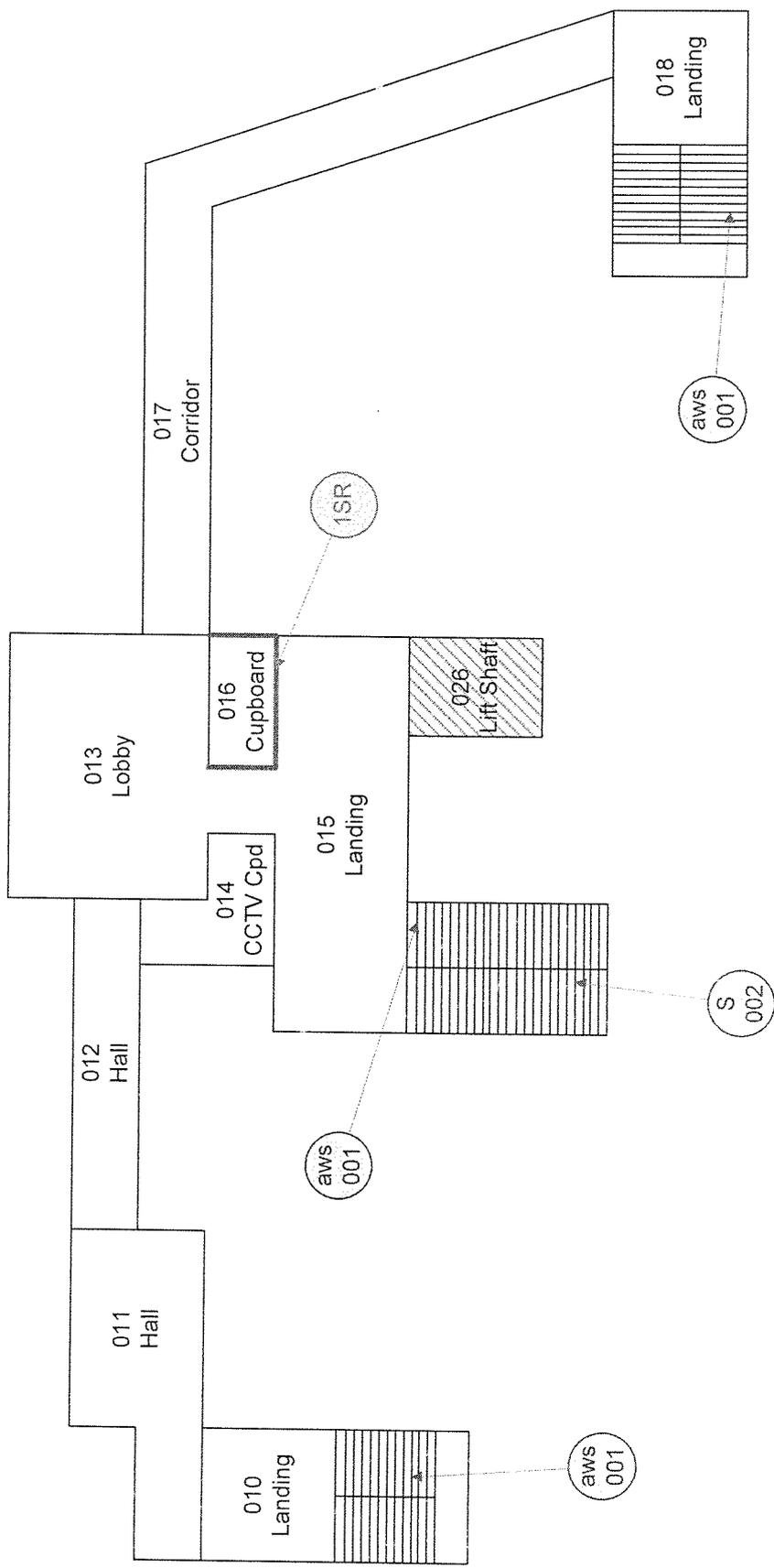
DRAWINGS

Client	Home From Home	Inspection Reference Location	○
Site Address	Wessex Court, Clarence Street, Swindon	Asbestos Present	▨
Survey Reference	4037-55291	Inaccessible Areas	▨
Date of Survey/Inspection	25/07/2014	Beyond Remit of Survey	▨
Surveyors	D. Cheetham		
	PAGE 1 OF 4		
	Not to Scale		



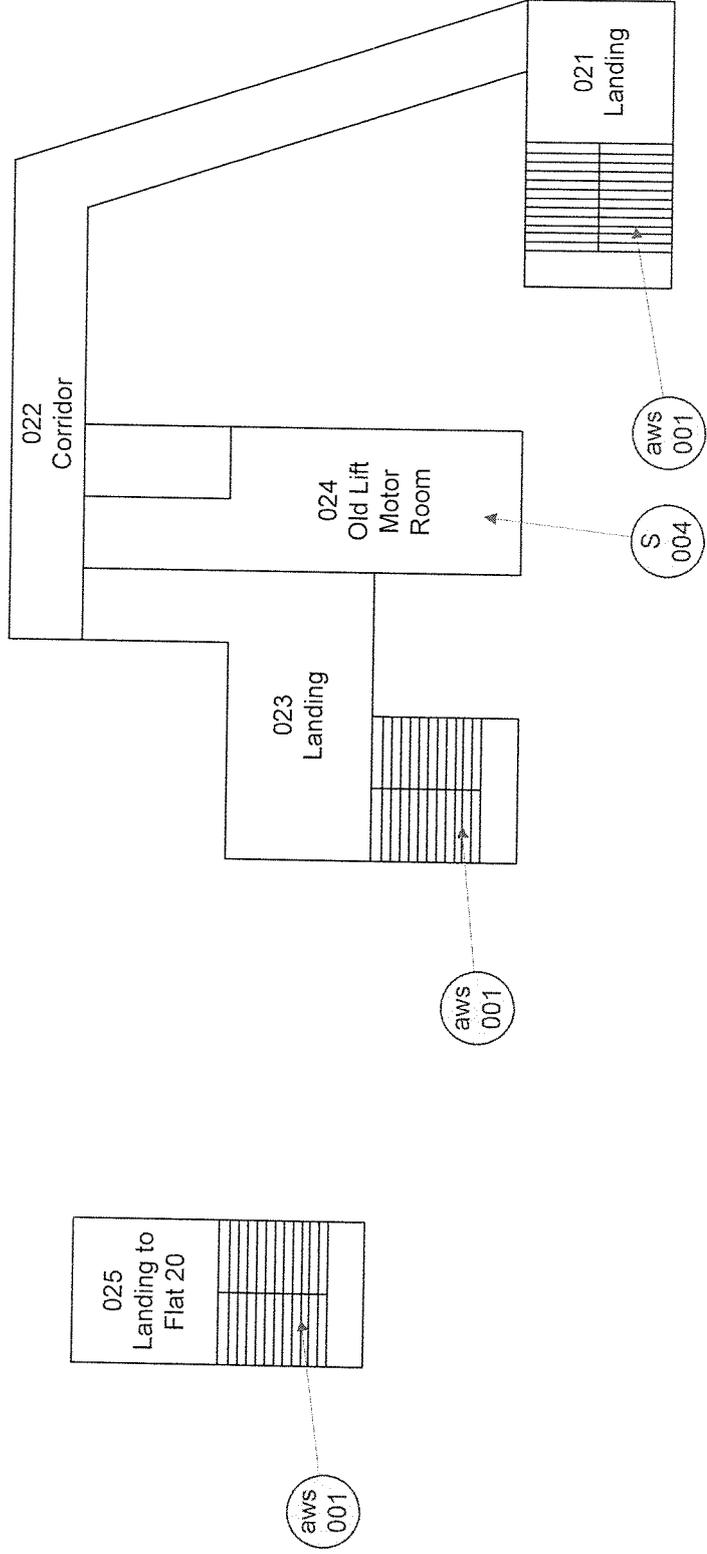
Client	Home From Home	Key:	○	Inspection Reference Location
Site Address	Wessex Court, Clarence Street, Swindon		◐	Asbestos Present
Survey Reference	4037-55291		◑	Inaccessible Areas
Date of Survey/Inspection	25/07/2014		◒	Beyond Remit of Survey
Surveyors	D. Cheetham	AWS = As With Sample SR = Sample Required		
PAGE 2 OF 4		Not to Scale		

First Floor:



Client	Home From Home	Key:	Inspection Reference Location
Site Address	Wessex Court, Clarence Street, Swindon		Asbestos Present
Survey Reference	4037-55291		Inaccessible Areas
Date of Survey/Inspection	25/07/2014	AWS = As With Sample	Beyond Remit of Survey
Surveyors	D. Cheetham	SR = Sample Required	
	PAGE 3 OF 4		
	Not to Scale		

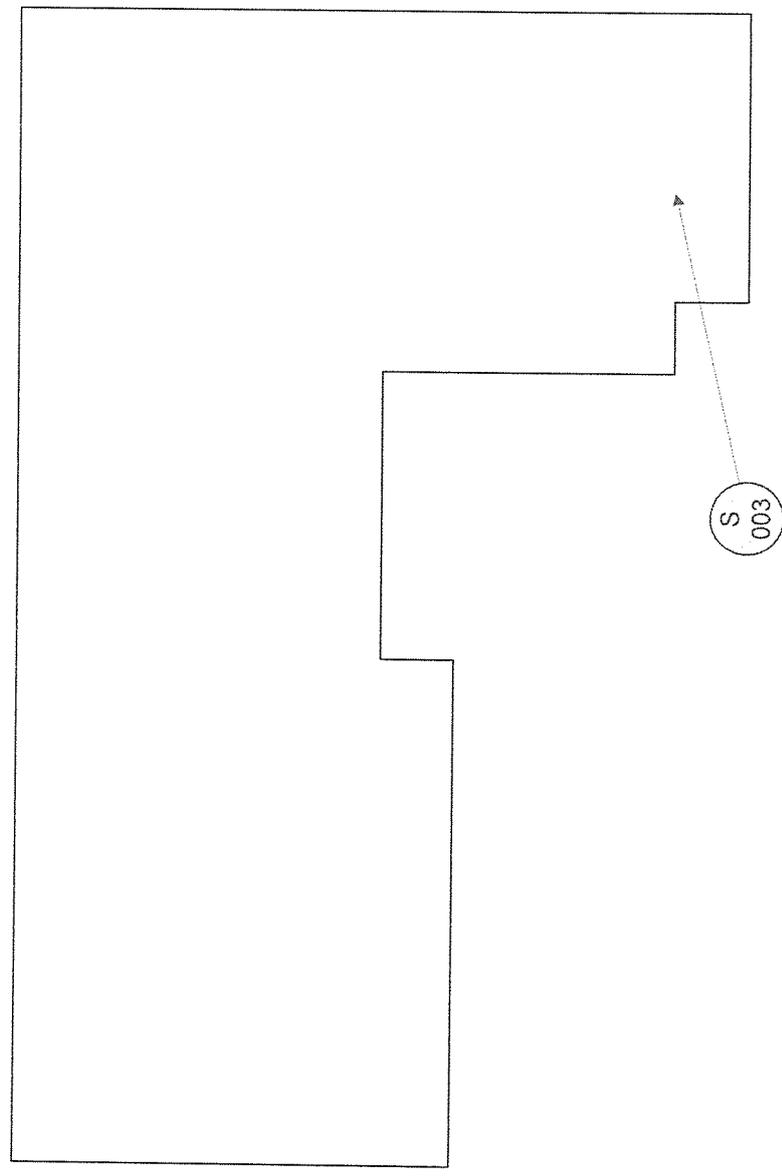
Second Floor:



Client	Home From Home	Inspection Reference Location	<input type="radio"/>
Site Address	Wessex Court, Clarence Street, Swindon	Asbestos Present	<input checked="" type="radio"/>
Survey Reference	4037-55291	Inaccessible Areas	<input checked="" type="radio"/>
Date of Survey/Inspection	25/07/2014	Beyond Remit of Survey	<input checked="" type="radio"/>
Surveyors	D. Cheetham		
	PAGE 4 OF 4		
	Not to Scale		

Key:

AWS = As With Sample
 SR = Sample Required





Appendix D

LABORATORY TEST CERTIFICATE(S)

**CERTIFICATE FOR IDENTIFICATION OF
ASBESTOS FIBRES**

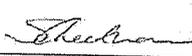
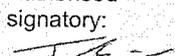
ESG Asbestos Limited
Unit D Acacia Building (13),
Vantage Point Business Village,
Mitcheldean,
Gloucestershire
GL17 0DD

Telephone: 01793 714714
Facsimile: 01793 714715
E-mail: ecs.swindon@esg.co.uk

Client	Home from Home	Delivered/Collected	Collected
Address	28 Butts Road, Chiseldon, Swindon, SN4 0NW,	Analysis Report No	S90020
Attention	Teresa Goy	Report Date	30/Jul/2014
Site Address	Wessex Court, Clarence Street, Swindon, Wilts, SN1 2DJ	Site Ref No	4037-55291
Date Sample Taken	25/07/2014	Page No	1 of 1
Date Sample Received	28/07/2014	No of Samples	4
Date of Analysis	30/07/2014		

ESG Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
001		Ground Floor - Lobby 009 - Stair nosing	NADIS	4037-55291-0001-001
002		First Floor - Landing 015 - Grey stair nosing	NADIS	4037-55291-0001-002
003		Second Floor - External EXT - Roof tiles	NADIS	4037-55291-0001-003
004		Second Floor - Old lift motor room 024 - IB ceiling panels	NADIS	4037-55291-0001-004

KEY: NADIS - No Asbestos Detected in Sample.
All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Sheila Cheetham	Authorised signatory:	Name: TRACY MILNES
	Position: Analyst		Position: Project Manager
ECS-BULK005-VER 12 01-FEB 2012			

Samples of material referenced below have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. ESG Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. *Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.





Appendix E

DEFINITIONS AND GUIDANCE NOTES

Your Survey Recommendations

- A.1 Recommendations are made based upon each items assessed potential for fibre release as recommended by the guidance published by the Health and Safety Executive.
- A.2 Definition of terms for actions detailed within this report:
- i. Add to inspection programme:* *Provision of a policy of 12 monthly inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.*
 - ii. Manage & Monitor:* *Provision of a policy of regular inspection together with procedures, whilst continually monitoring the condition of the material for further deterioration.*
 - iii. Manage & Label:* *Process and provision for the fixing of labels -standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations (CAR), to the surface of the material to warn of the hazard.*
 - iv. Repair:* *Addition of a seal to the material to prevent the further deterioration and breakdown of the material. This action should also be carried out with labelling.*
 - v. Encapsulate:* *Provision of paint type coating to effect a continuous seal to surface of the material and thereby prevent fibre release.*
 - vi. Remove:* *Complete removal of the material under controlled conditions so as to comply with CAR.*