

**An Asbestos Refurbishment/Demolition Survey (MA and PA) to the specific areas
of
1 Rutter Gardens
Mitcham
Surrey
CR4 4DS**

Survey Carried Out On:	15 September 2014	
Commissioned By:	Kadija Goujane Circle Housing Group c/o Merton Priory Homes Southern Region Hub CR	
Date:	19 September 2014	
Our Reference:	J019940	
Surveyed By:	Joe Nason	

Presented by:
Pennington Choices Ltd
Clan Works
1A Howard Road
Bromley
Kent
BR1 3QJ
t: 020 8290 5629
f: 020 8290 4443
e: admin@penningtonsouth.co.uk
w: www.pennington.org.uk

 RICS The mark of property professionalism worldwide		 HAS CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME	
 UKAS TESTING 0630	 UKAS INSPECTION 0179		 constructionline
 Registered Course Provider British Occupational Hygiene Society Working for a healthier workplace Registered Course Provider			

Contents

1.0	Executive Summary	3
2.0	Introduction	8
3.0	General Site Information	9
4.0	Conclusions and Actions	11
5.0	UKAS Accreditation	12
6.0	Regulations	13

Appendices

Appendix 1	Plans
Appendix 2	Asbestos Register
Appendix 3	Priority Assessment Algorithm
Appendix 4	Asbestos Analysis Report
Appendix 5	Quality Assurance

1.0 Executive Summary

1.1 Introduction

Pennington Choices Ltd carried out a Refurbishment/Demolition Survey (MA and PA) to the specific areas of 1 Rutter Gardens. The survey and this subsequent report has been produced in accordance with HSG264 – Asbestos: The Survey Guide, with the layout and content of the report being based on the specific guidance for survey reports contained in section 6 of HSG264. Please note the MA scores for the surface treatment of bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile have been given a score of 2 rather than 1 as suggested by HSG264.

This survey will report on the Material Assessment (MA) and Priority Assessment (PA).

1.2 Findings

Positive occurrences of asbestos containing materials were identified in the following areas:

Urgent Items (requiring immediate action on the part of the Client)

Location (Plan room references in brackets)	Result (asbestos type)	Action
There are currently no urgent items.		

Please also refer to the section 4.0 and the Asbestos Register.

Other Items

Location	Result (asbestos type)	Action
External (008) External Soffit panels at roof eaves	Chrysotile	Remove prior to refurbishment if likely to be disturbed

Please also refer to the section 4.0 and the Asbestos Register.

Non asbestos items (no asbestos detected in sample)

Location (Plan room references in brackets)	Result (asbestos type)
Roof Void (001) Loft Concrete forming T section beams	No Asbestos Detected
Roof Void (001) Loft Concrete forming I section beams	No Asbestos Detected
First (002) All Areas Typical ceiling plaster	No Asbestos Detected
First (002) All Areas Typical structural/external wall plaster	No Asbestos Detected
First (003) Bedroom 1 Textured coating to ceiling	No Asbestos Detected
First (004) Bathroom Textured coating to ceiling	No Asbestos Assumed
Ground (005) All Areas Typical ceiling plaster	No Asbestos Detected
Ground (005) All Areas Typical structural/external wall plaster	No Asbestos Detected
Ground (006) Living Room Textured coating to ceiling	No Asbestos Assumed
Ground (007) Dining Room Textured coating to ceiling	No Asbestos Assumed

Location (Plan room references in brackets)	Result (asbestos type)
External (008) External Typical pre-fabricated concrete wall panels	No Asbestos Detected

Please also refer to the section 4.0 and the Asbestos Register.

Rooms/Areas inspected and not found to contain suspicious materials under the scope of this survey

Location (Plan room references in brackets)

No included areas are free of suspicious materials.

Please also refer to the section 3.3, 4.0 and the Asbestos Register.

1.3 No/Limited Access Areas (Whole Areas)

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below

Location	No/Limited Access
	None

Please also refer to 3.3 and the Asbestos Register

2.0 Introduction

2.1 Survey Scope

Pennington Choices Ltd was commissioned to carry out a refurbishment and demolition survey in accordance with HSG264, with the exception of MA surface treatment scores for selected bare materials. Refer to 1.1 for details. The purpose of this survey was to locate and describe, as far as reasonably practicable, all ACMs in the area where refurbishment work will take place.

The survey included accessible areas only. The aim of the survey is to provide the client with information in order to be able to comply with the Control of Asbestos Regulations 2012.

This survey report is not a management plan but can be used to assist in devising one.

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations. However, asbestos may be concealed within the structural fabric of a building. This report should therefore only be seen as an overview of the current situation within the buildings requested for surveying.

2.2 Property Type

Three bedroom semi detached house

2.3 Recommendations

Recommendations have been provided on dealing with asbestos occurrences and are based on the Control of Asbestos Regulations 2012 and Approved Codes of Practice, Health and Safety at Work etc Act 1974, good management practices and known maintenance requirements.

2.4 Third Party Rights

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

3.0 General Site Information

3.1 Areas included/excluded

All accessible areas.

Exclusions include any areas not detailed above.

A survey of the following HSG264 type(s) has been carried out as requested by the client:

Refurbishment/Demolition Survey (MA and PA)

Surveys are carried out in accordance with our documented in-house procedure, which is accredited by UKAS as meeting the requirements of ISO17020.

3.2 Safety

The safety of the surveyors, staff, contractors and public has been of paramount importance during the course of the survey. All work has been carried out in accordance with the Health and Safety at Work etc Act 1974 and the Control of Asbestos Regulations 2012.

3.3 Areas of No or Limited Access

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below:

General Areas No/Limited Access

Electrical components (fuse boxes, control panels, conduits, other):	No Access
Within flues/chimneys:	No Access
Pipe gaskets/flue pipe seals/air duct seals/gaiters:	Not Applicable
Under non asbestos insulations - pipe, eave:	Not Applicable
Under upper roof covering:	Limited Access
Behind or through plaster skimmed material due to decorative damage (due to scope):	Limited Access
Within doors/firedoors (due to scope):	Not Applicable
Concealed spaces unknown to the surveyor:	No Access
Known floor and/or wall voids e.g. wall cavities (due to scope):	Limited Access
Other:	No practicable means of access beneath first floor boards - heavy furniture and fitted carpeting.

Specific issues

Please refer to the Asbestos Register in Appendix 2 for specific access issues.

4.0 Conclusions and Actions

In this section, when removal is recommended, this should only be carried out by a licensed contractor under the supervision of a responsible agency in accordance with all current legislation, as detailed in Section 6.

It should be assumed that all electrical boxes contain asbestos components unless the equipment was inspected during the survey and none was found. If electrical work or other work that will disturb the electrical boxes were to be carried out, it would be prudent to isolate the supply and investigate the equipment once certified as safe. If asbestos is identified then it should be removed in accordance with current Health and Safety and Asbestos legislation.

Due to conditions found on site, certain areas could not be accessed. It should be assumed that all materials subsequently found in areas not accessible contain asbestos unless proven otherwise.

Where suspected asbestos materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.

If suspicious material is discovered during work or refurbishment then work should cease, and the suspicious material sampled and analysed for the presence of asbestos. If asbestos is identified then it should be removed in accordance with all current Health and Safety and Asbestos legislation.

It is recommended that all ACMs identified during this survey (refer to Asbestos Register - Appendix 2 - for details) be removed prior to work commencing if they are likely to be disturbed. It is recommended that removal be carried out by licensed contractors in the appropriate manner as dictated by current legislation and protocol.

Any ACMs that are to remain in situ should be made safe (encapsulated etc.) if necessary, labelled as containing asbestos and maintained as part of a management programme including regular inspections by a person competent to do so. This work should be carried out in accordance with the Control of Asbestos Regulations 2012.

Please also refer to the Asbestos Register in Appendix 2 for specific recommendations.

5.0 UKAS Accreditation

Pennington Choices Ltd is a UKAS (United Kingdom Accreditation Service) accredited laboratory. Strict controls on inspection bodies and laboratories are laid out and monitored by UKAS.

Testing

Pennington Choices Ltd meets the requirements of ISO 17025 for bulk sampling, bulk identification and air sampling and holds the UKAS accreditation number 0630 for testing.

Inspections

Pennington Choices Ltd is accredited as a Type 'C' inspection body meeting the requirements of ISO 17020 and holds the UKAS accreditation number 0179 for asbestos surveys.

6.0 Regulations

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The objective of these regulations is to minimise exposure to asbestos fibres.

Appendix 1

Plans

The plans, while not to scale, provide you with an overview of the layout of the building and will help you to locate any asbestos containing materials that are referenced in the Asbestos Register (Appendix 2). Each room is provided a unique number. Each sample that we have taken also has a unique number. Both cross reference to the Asbestos Register. The plan is marked to show the areas or rooms where asbestos containing materials have been found. The 'Key' which follows this page provides further help in understanding the plans.

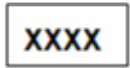
Key for Plans showing Asbestos Locations



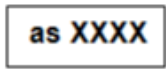
Asbestos identified, presumed or visually assessed in this room. Refer to Asbestos Register (Appendix 2) for details



Area not accessed



Sample number



Reference sample number

(001)

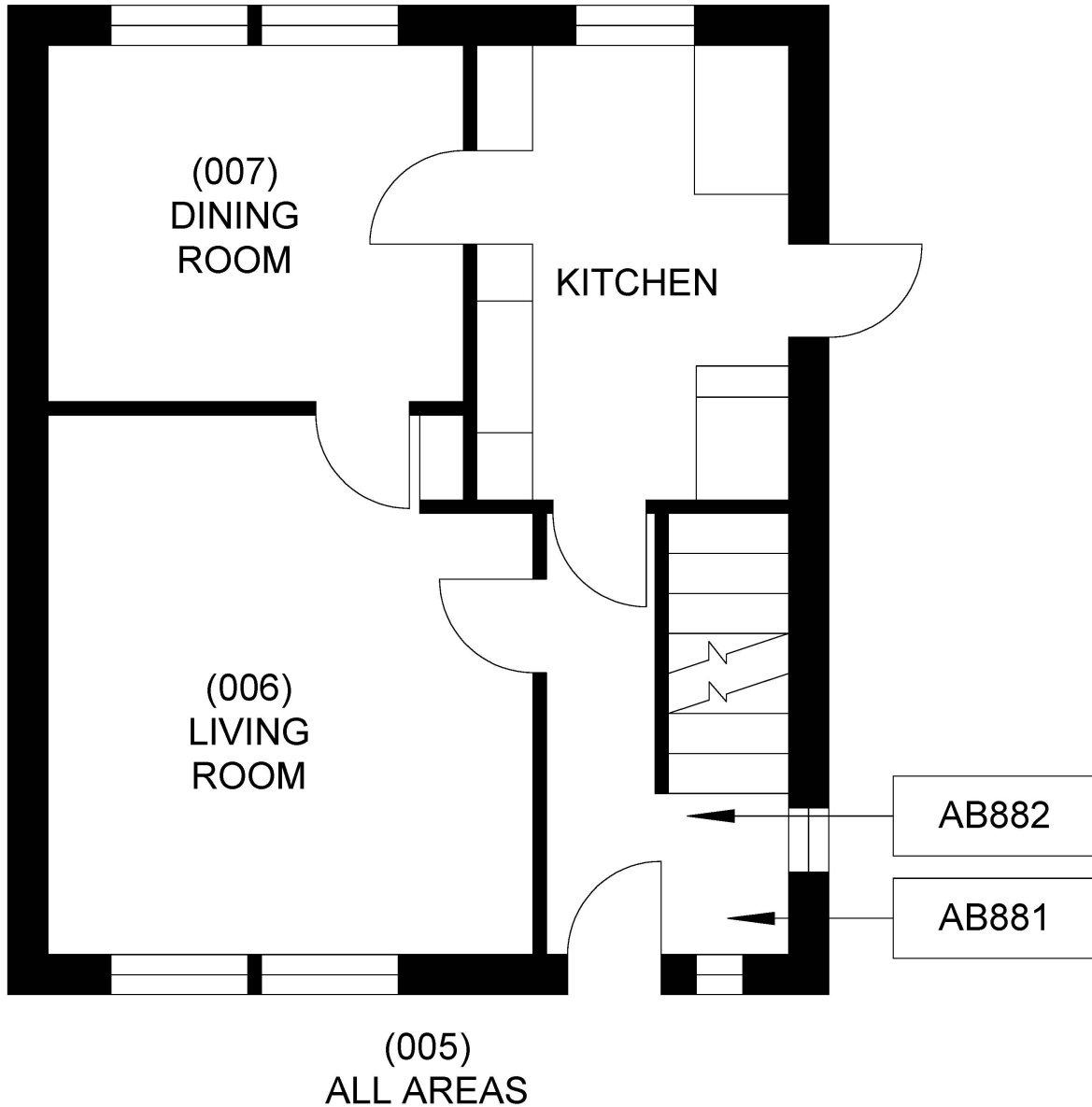
Area Numbering



Presumed Asbestos




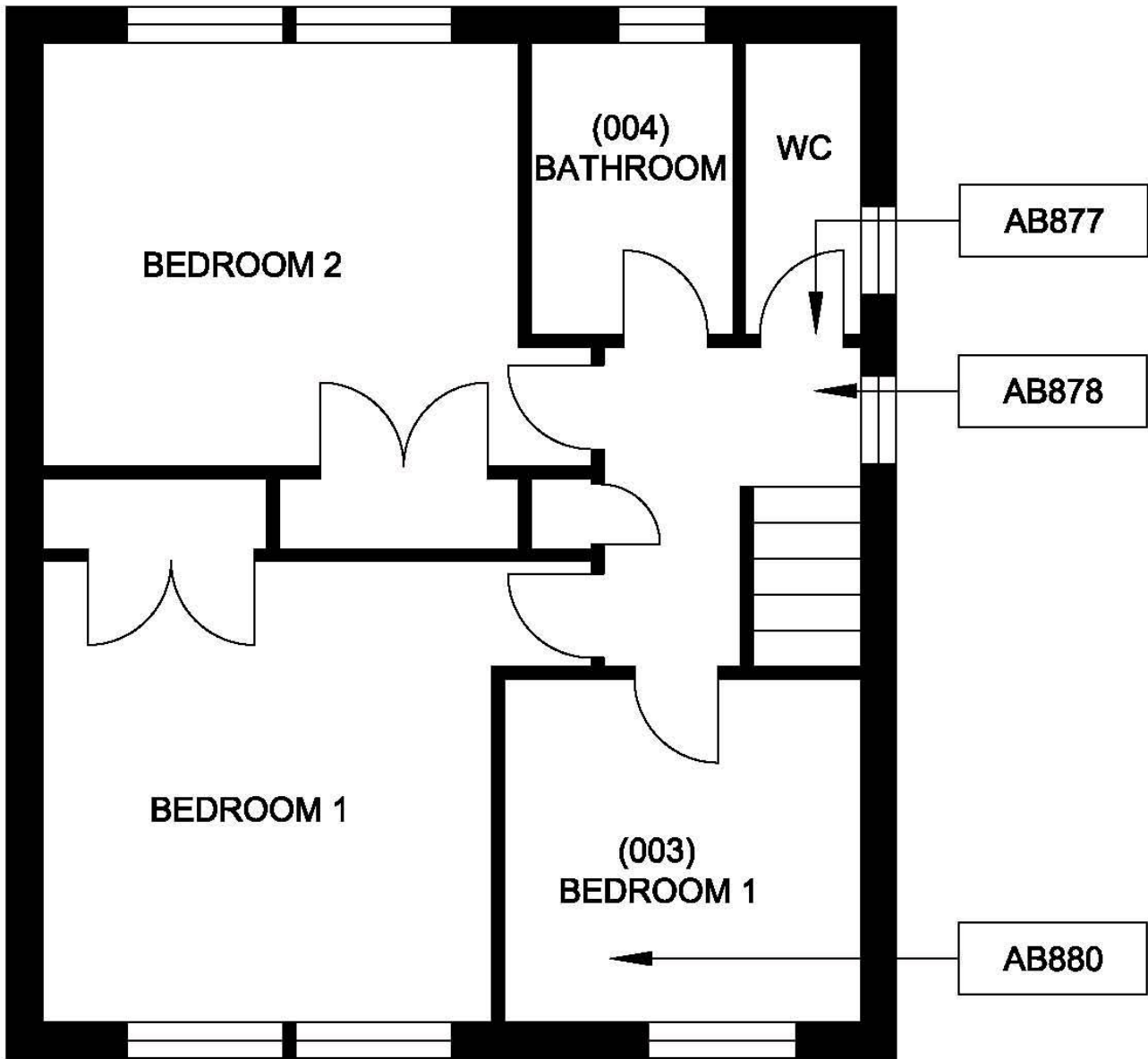
Visual Assessment



GROUND FLOOR


Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)

	Address:	Drawing Title	Sketch Drawing (Not to Scale)	Date:
	1 Rutter Gardens	Floor Plan	Sheet: 1 of 3	15/09/2014
			Drawing No.:	J019940



(002)
FIRST FLOOR

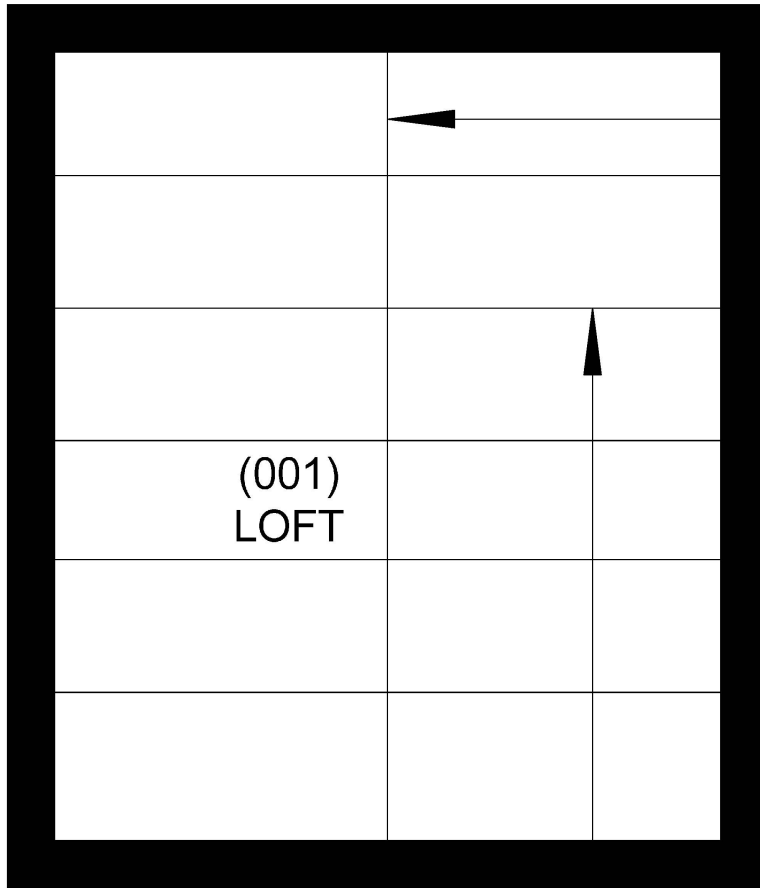
Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)

	Address:	Drawing Title	Sketch Drawing (Not to Scale)	Date:
	1 Rutter Gardens, Mitcham	Floor Plan	Sheet: 3 of 3	15-09-2014 Drawing No.: J019940

P

(008)
EXTERNAL

AB883



AB875

ROOF VOID

AB876

Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)



Address:

1 Rutter Gardens

Drawing Title

Floor Plan

Sketch Drawing
(Not to Scale)

Date:

15/09/2014

Sheet:
3 of 3

Drawing No.:

J019940

Appendix 2

Asbestos Register

The sheets that follow this page constitute the Asbestos Register. Each room or area referenced in the plan (Appendix 1) has a sheet. Where no suspected asbestos was found under the scope of this survey this is recorded, together with general notes detailing stand-out items noted in the area in question e.g. MMMF pipe lagging present. Where asbestos has been identified, is presumed or is referenced to a sample this is recorded with the material risk assessment and recommended actions.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 1 of 13		

Building: N/A	Floor Level: Roof Void	Room Name: (001) Loft
Component: Concrete forming T section beams		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000875 (Sample 1)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey, or suspect materials in close proximity to those areas likely to be disturbed were inspected.				
This scope was determined following on site discussions with the structural engineer on a similar property and from notes on pans provided by the structural engineer.				
Mmmf loft insulation, no lose fill present beneath				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 2 of 13		

Building: N/A	Floor Level: Roof Void	Room Name: (001) Loft
Component: Concrete forming I section beams		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000876 (Sample 2)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey, or suspect materials in close proximity to those areas likely to be disturbed were inspected.				
This scope was determined following on site discussions with the structural engineer on a similar property and from notes on pans provided by the structural engineer.				
Mmmf loft insulation, no lose fill present beneath				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 3 of 13		

Building: N/A	Floor Level: First	Room Name: (002) All Areas
Component: Typical ceiling plaster		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000877 (Sample 3)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas, excluding bedroom 1 and bathroom ceilings as these have a textured coating finish. Other walls and ceilings have various textured papers not considered suspect.				
No practicable means of access beneath floor boards to inspect concrete beams - heavy furnishings and fitted carpets block access.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 4 of 13		

Building: N/A	Floor Level: First	Room Name: (002) All Areas
Component: Typical structural/external wall plaster		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000878 (Sample 4)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	

Recommendations		
Who	What	When
-	No further action required	-

Further Recommendations: None

General Notes:
 Only areas likely to be disturbed during the proposed structural survey inspected.

All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas, excluding bedroom 1 and bathroom ceilings as these have a textured coating finish. Other walls and ceilings have various textured papers not considered suspect.

No practicable means of access beneath floor boards to inspect concrete beams - heavy furnishings and fitted carpets block access.

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 5 of 13		

Building: N/A	Floor Level: First	Room Name: (003) Bedroom 1
Component: Textured coating to ceiling		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000880 (Sample 5)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas, excluding bedroom 1 and bathroom ceilings as these have a textured coating finish. Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 6 of 13		

Building: N/A	Floor Level: First	Room Name: (004) Bathroom
Component: Textured coating to ceiling		



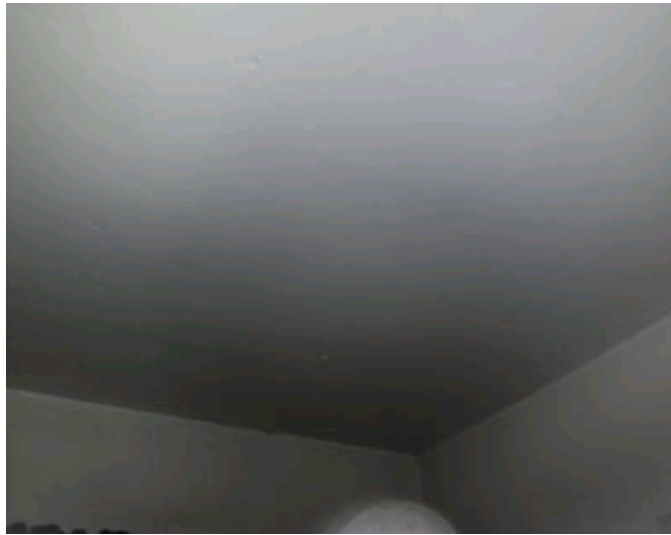
Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As AB000880 (Ref Sample 5)	No Asbestos Assumed			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas, excluding bedroom 1 and bathroom ceilings as these have a textured coating finish. Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 7 of 13		

Building: N/A	Floor Level: Ground	Room Name: (005) All Areas
Component: Typical ceiling plaster		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000881 (Sample 6)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the ground floor areas and the samples are therefore typical throughout these areas, excluding lounge and dining room ceilings as these have a textured coating finish.				
Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 8 of 13		

Building: N/A	Floor Level: Ground	Room Name: (005) All Areas
Component: Typical structural/external wall plaster		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000882 (Sample 7)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	

Recommendations		
Who	What	When
-	No further action required	-

Further Recommendations: None

General Notes:
 Only areas likely to be disturbed during the proposed structural survey inspected.
 All wall and ceiling plasters were considered generic throughout the ground floor areas and the samples are therefore typical throughout these areas, excluding lounge and dining room ceilings as these have a textured coating finish.
 Other walls and ceilings have various textured papers not considered suspect.

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 9 of 13		

Building: N/A	Floor Level: Ground	Room Name: (006) Living Room
Component: Textured coating to ceiling		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As AB000880 (Ref Sample 5)	No Asbestos Assumed			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the ground floor areas and the samples are therefore typical throughout these areas, excluding lounge and dining room ceilings as these have a textured coating finish. Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 10 of 13		

Building: N/A	Floor Level: Ground	Room Name: (007) Dining Room
Component: Textured coating to ceiling		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As AB000880 (Ref Sample 5)	No Asbestos Assumed			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the Ground floor areas and the samples are therefore typical throughout these areas, excluding lounge and dining room ceilings as these have a textured coating finish. Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 11 of 13		

Building: N/A	Floor Level: External	Room Name: (008) External
Component: Typical pre-fabricated concrete wall panels		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000883 (Sample 8)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
<p>Only areas likely to be disturbed during the proposed structural survey, or suspect materials in close proximity to those areas likely to be disturbed were inspected.</p> <p>This scope was determined following on site discussions with the structural engineer on a similar property and from notes on pans provided by the structural engineer.</p> <p>No access soffits - no safe means, consider the soffits to contain asbestos and avoid disturbance during structural survey works.</p> <p>Pre-fabricated external wall panels Upvc windows, concrete sills</p>				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 1 Rutter Gardens, Mitcham, Surrey	Ref No. J019940	Date Of Issue 19/09/2014
Page 12 of 13		

Building: N/A	Floor Level: External	Room Name: (008) External
Component: Soffit panels at roof eaves		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
Presumed (Visual 1)	Chrysotile (1)	Cement (1)	1	
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Low Damage (1)	Low (4)	0	24lm (2)	0
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
1 (Low disturbance)	0 (None)	0 (Infrequent)	0 (<1 hour)	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
0 (Minor disturbance)		1 (<1 per year)	3	
Recommendations				
Who	What	When		
Licensed contractor	Remove	Prior to refurbishment if likely to be disturbed		

Further Recommendations: None

General Notes:
 Only areas likely to be disturbed during the proposed structural survey, or suspect materials in close proximity to those areas likely to be disturbed were inspected.
 This scope was determined following on site discussions with the structural engineer on a similar property and from notes on plans provided by the structural engineer.
 No access soffits - no safe means, consider the soffits to contain asbestos and avoid disturbance during structural survey works.
 Pre-fabricated external wall panels
 Upvc windows, concrete sills

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Reference information and disclaimer

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations within an unfamiliar building and accessible areas. However, asbestos may be concealed within the structural fabric of a building, which only major refurbishment or full demolition will bring to light and this is beyond the scope of this building survey. Therefore, PC cannot guarantee that all asbestos materials have been identified and survey results are definitive.

This register should therefore only be seen as an overview of the current situation within the areas surveyed. The survey was a refurbishment & demolition survey (HSG264). Further investigation of suspicious materials should be undertaken if discovered.

****Material Assessment (HSG264, 2012)**

Description refers to materials potential to release asbestos fibres - with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HGS264.

Asbestos Type

Chrysotile (1); Amphibole asbestos excluding crocidolite (2); Crocidolite content (3).

Extent of Damage

(Good) None (0); (Low) Scratches, broken edges (1); (Medium) Significant breakage, exposed fibres (2); (High) High damage, visible debris (3).

Surface Treatment

Composite materials, floor tiles, bitumen etc (0); Enclosed sprays/lagging, encapsulated AIB, encapsulated asbestos cement, encapsulated textured coating, encapsulated gaskets, encapsulated paper and encapsulated woven/textile (1); Unsealed AIB, encapsulated lagging/sprays, bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile (2); Unsealed lagging/sprays (3).

Priority assessment scores are included as a courtesy to the client and are **not accredited by UKAS**. The responsibility for carrying out full and complete priority assessments lies with the client.

Please refer to the table in appendix 3 for details.

Where visually consistent material is referenced to an analysed 'No Asbestos Detected' sample, this is a visual assessment only. Therefore, further sampling must be requested if further confirmation is required.

This register is not complete without being accompanied by the full report. All written components must be read prior to making any assessments based upon the surveyors' findings. All positive incidents of asbestos are recommended to be labelled if to be left in place and not removed during refurbishment works. If it is not the Duty Holder's policy to label ACMs then the ACMs should be managed according to the management plan which the Duty Holder has in place.

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Appendix 3

Priority Assessment Algorithm

Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, gaskets)
	1	≤10 m ² or ≤10 m pipe run.
	2	>10 m ² to ≤50 m ² or >10 m to ≤50 m pipe run
	3	>50 m ² or >50 m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

Appendix 4

Asbestos Analysis Report J019940

The pages in this appendix contain the laboratory analysis reports of any samples that were taken during the course of this survey. It is a requirement of HSG264 that this certificate is included in the report.

Asbestos Analysis Report

Report No :	J019940	Sample Batch	1-8
Client :	Circle Housing Group c/o Merton Priory Homes	Client Ref:	2037328
Location :	1 Rutter Gardens, Mitcham, Surrey, CR4 4DS		
Samples Taken :	15 September 2014	Report Issued:	16 September 2014

Sample No.	Source	Result	Material (see Note(3))
Sample 1	Roof Void (001) Loft Concrete forming T section beams	No Asbestos Detected	Concrete
Sample 2	Roof Void (001) Loft Concrete forming I section beams	No Asbestos Detected	Concrete
Sample 3	First (002) All Areas Typical ceiling plaster	No Asbestos Detected	Plaster
Sample 4	First (002) All Areas Typical structural/external wall plaster	No Asbestos Detected	Plaster
Sample 5	First (003) Bedroom 1 Textured coating to ceiling	No Asbestos Detected	Textured Coating
Sample 6	Ground (005) All Areas Typical ceiling plaster	No Asbestos Detected	Plaster
Sample 7	Ground (005) All Areas Typical structural/external wall plaster	No Asbestos Detected	Plaster
Sample 8	External (008) External Typical pre-fabricated concrete wall panels	No Asbestos Detected	Concrete

Test Method: Polarised light microscopy; Dispersion staining, in accordance with HSG248

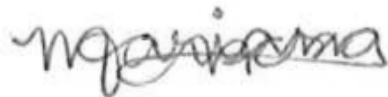
Note (1): PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.

Note (2): Where PC staff have not taken samples (indicated by "Samples Received" or "Samples Collected"), results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.

Note (3): Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

ANALYST:



Mariana Camargo

Appendix 5

Quality Audit

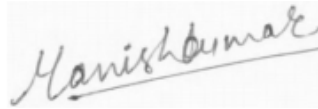
Prior to this report being issued it will have been reviewed by a number of people as part of our documented quality management systems. The following page confirms that this was undertaken and by whom.

Report Number J019940

**1 Rutter Gardens
Mitcham
Surrey
CR4 4DS**

Report Author:

Manish Kumar



Date:

19 September 2014

Report Reviewer:

John James



Date:

19 September 2014

Lead Surveyor:

Joe Nason



Date:

19 September 2014

This survey was carried out in accordance with our UKAS accreditation and ISO 17020.

**An Asbestos Refurbishment/Demolition Survey (MA and PA) to the specific areas
of
241 Morden Road
Mitcham
Surrey
CR4 4DJ**

Survey Carried Out On:	15 September 2014	
Commissioned By:	Kadija Goujane Circle Housing Group c/o Merton Priory Homes Southern Region Hub CR	
Date:	19 September 2014	
Our Reference:	J019941	
Surveyed By:	Joe Nason	

Presented by:
 Pennington Choices Ltd
 Clan Works
 1A Howard Road
 Bromley
 Kent
 BR1 3QJ
t: 020 8290 5629
f: 020 8290 4443
e: admin@penningtonsouth.co.uk
w: www.pennington.org.uk

 <p>RICS The mark of property professionalism worldwide</p>		 <p>ecmk</p>		 <p>HAS CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME</p>		 <p>NICEIC</p>	
 <p>UKAS TESTING 0630</p>	 <p>UKAS INSPECTION 0179</p>	 <p>GAS safe REGISTER</p>		 <p>constructionline</p>		 <p>Registered Course Provider British Occupational Hygiene Society Working for a healthier workplace Registered Course Provider</p>	

Contents

1.0	Executive Summary	3
2.0	Introduction	7
3.0	General Site Information	8
4.0	Conclusions and Actions	10
5.0	UKAS Accreditation	11
6.0	Regulations	12

Appendices

Appendix 1	Plans
Appendix 2	Asbestos Register
Appendix 3	Priority Assessment Algorithm
Appendix 4	Asbestos Analysis Report
Appendix 5	Quality Assurance

1.0 Executive Summary

1.1 Introduction

Pennington Choices Ltd carried out a Refurbishment/Demolition Survey (MA and PA) to the specific areas of 241 Morden Road. The survey and this subsequent report has been produced in accordance with HSG264 – Asbestos: The Survey Guide, with the layout and content of the report being based on the specific guidance for survey reports contained in section 6 of HSG264. Please note the MA scores for the surface treatment of bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile have been given a score of 2 rather than 1 as suggested by HSG264.

This survey will report on the Material Assessment (MA) and Priority Assessment (PA).

1.2 Findings

Positive occurrences of asbestos containing materials were identified in the following areas:

Urgent Items (requiring immediate action on the part of the Client)

Location (Plan room references in brackets)	Result (asbestos type)	Action
There are currently no urgent items.		

Please also refer to the section 4.0 and the Asbestos Register.

Other Items

Location	Result (asbestos type)	Action
External (005) External External soffit panels at roof eaves	Chrysotile	Remove prior to refurbishment if likely to be disturbed

Please also refer to the section 4.0 and the Asbestos Register.

Non asbestos items (no asbestos detected in sample)

Location (Plan room references in brackets)	Result (asbestos type)
Roof Void (001) Loft Concrete forming T section beams	No Asbestos Detected
Roof Void (001) Loft Concrete forming I section beams	No Asbestos Detected
First (002) All Areas Ceiling plaster throughout	No Asbestos Detected
First (002) All Areas Typical structural support/external wall plaster	No Asbestos Detected
First (002) All Areas Concrete forming T section beam in floor void	No Asbestos Detected
First (003) Bedroom 1 Textured coating to ceiling throughout	No Asbestos Assumed
Ground (004) All Areas Ceiling plaster throughout	No Asbestos Detected
Ground (004) All Areas Typical structural/external wall plaster	No Asbestos Detected
External (005) External Concrete prefabricated wall panels	No Asbestos Detected

Please also refer to the section 4.0 and the Asbestos Register.

Rooms/Areas inspected and not found to contain suspicious materials under the scope of this survey

Location (Plan room references in brackets)
No included areas are free of suspicious materials.

Please also refer to the section 3.3, 4.0 and the Asbestos Register.

1.3 No/Limited Access Areas (Whole Areas)

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below

Location	No/Limited Access
	None

Please also refer to 3.3 and the Asbestos Register

2.0 Introduction

2.1 Survey Scope

Pennington Choices Ltd was commissioned to carry out a refurbishment and demolition survey in accordance with HSG264, with the exception of MA surface treatment scores for selected bare materials. Refer to 1.1 for details. The purpose of this survey was to locate and describe, as far as reasonably practicable, all ACMs in the area where refurbishment work will take place.

The survey included specific areas only. The aim of the survey is to provide the client with information in order to be able to comply with the Control of Asbestos Regulations 2012.

This survey report is not a management plan but can be used to assist in devising one.

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations. However, asbestos may be concealed within the structural fabric of a building. This report should therefore only be seen as an overview of the current situation within the buildings requested for surveying.

2.2 Property Type

Three bedroom semi detached house

2.3 Recommendations

Recommendations have been provided on dealing with asbestos occurrences and are based on the Control of Asbestos Regulations 2012 and Approved Codes of Practice, Health and Safety at Work etc Act 1974, good management practices and known maintenance requirements.

2.4 Third Party Rights

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

3.0 General Site Information

3.1 Areas included/excluded

All specific areas areas.

Exclusions include any areas not detailed above.

A survey of the following HSG264 type(s) has been carried out as requested by the client:

Refurbishment/Demolition Survey (MA and PA)

Surveys are carried out in accordance with our documented in-house procedure, which is accredited by UKAS as meeting the requirements of ISO17020.

3.2 Safety

The safety of the surveyors, staff, contractors and public has been of paramount importance during the course of the survey. All work has been carried out in accordance with the Health and Safety at Work etc Act 1974 and the Control of Asbestos Regulations 2012.

3.3 Areas of No or Limited Access

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below:

General Areas No/Limited Access

Electrical components (fuse boxes, control panels, conduits, other):	No Access
Within flues/chimneys:	No Access
Pipe gaskets/flue pipe seals/air duct seals/gaiters:	No Access
Under non asbestos insulations - pipe, eave:	Limited Access
Under upper roof covering:	Limited Access
Behind or through plaster skimmed material due to decorative damage (due to scope):	Limited Access
Within doors/firedoors (due to scope):	Not Applicable
Concealed spaces unknown to the surveyor:	No Access
Known floor and/or wall voids e.g. wall cavities (due to scope):	Limited Access
Other:	Only areas likely to be disturbed during the proposed structural survey, or suspect materials in close proximity to those areas likely to be disturbed were inspected. This scope was determined following on site discussions with the structural engineer on a similar property and from notes on plans provided by the structural engineer.

Specific issues

Please refer to the Asbestos Register in Appendix 2 for specific access issues.

4.0 Conclusions and Actions

In this section, when removal is recommended, this should only be carried out by a licensed contractor under the supervision of a responsible agency in accordance with all current legislation, as detailed in Section 6.

It should be assumed that all electrical boxes contain asbestos components unless the equipment was inspected during the survey and none was found. If electrical work or other work that will disturb the electrical boxes were to be carried out, it would be prudent to isolate the supply and investigate the equipment once certified as safe. If asbestos is identified then it should be removed in accordance with current Health and Safety and Asbestos legislation.

Due to conditions found on site, certain areas could not be accessed. It should be assumed that all materials subsequently found in areas not accessible contain asbestos unless proven otherwise.

Where suspected asbestos materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.

If suspicious material is discovered during work or refurbishment then work should cease, and the suspicious material sampled and analysed for the presence of asbestos. If asbestos is identified then it should be removed in accordance with all current Health and Safety and Asbestos legislation.

It is recommended that all ACMs identified during this survey (refer to Asbestos Register - Appendix 2 - for details) be removed prior to work commencing if they are likely to be disturbed. It is recommended that removal be carried out by licensed contractors in the appropriate manner as dictated by current legislation and protocol.

Any ACMs that are to remain in situ should be made safe (encapsulated etc.) if necessary, labelled as containing asbestos and maintained as part of a management programme including regular inspections by a person competent to do so. This work should be carried out in accordance with the Control of Asbestos Regulations 2012.

Please also refer to the Asbestos Register in Appendix 2 for specific recommendations.

5.0 UKAS Accreditation

Pennington Choices Ltd is a UKAS (United Kingdom Accreditation Service) accredited laboratory. Strict controls on inspection bodies and laboratories are laid out and monitored by UKAS.

Testing

Pennington Choices Ltd meets the requirements of ISO 17025 for bulk sampling, bulk identification and air sampling and holds the UKAS accreditation number 0630 for testing.

Inspections

Pennington Choices Ltd is accredited as a Type 'C' inspection body meeting the requirements of ISO 17020 and holds the UKAS accreditation number 0179 for asbestos surveys.

6.0 Regulations

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The objective of these regulations is to minimise exposure to asbestos fibres.

Appendix 1

Plans

The plans, while not to scale, provide you with an overview of the layout of the building and will help you to locate any asbestos containing materials that are referenced in the Asbestos Register (Appendix 2). Each room is provided a unique number. Each sample that we have taken also has a unique number. Both cross reference to the Asbestos Register. The plan is marked to show the areas or rooms where asbestos containing materials have been found. The 'Key' which follows this page provides further help in understanding the plans.

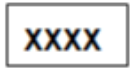
Key for Plans showing Asbestos Locations



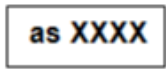
Asbestos identified, presumed or visually assessed in this room. Refer to Asbestos Register (Appendix 2) for details



Area not accessed



Sample number



Reference sample number

(001)

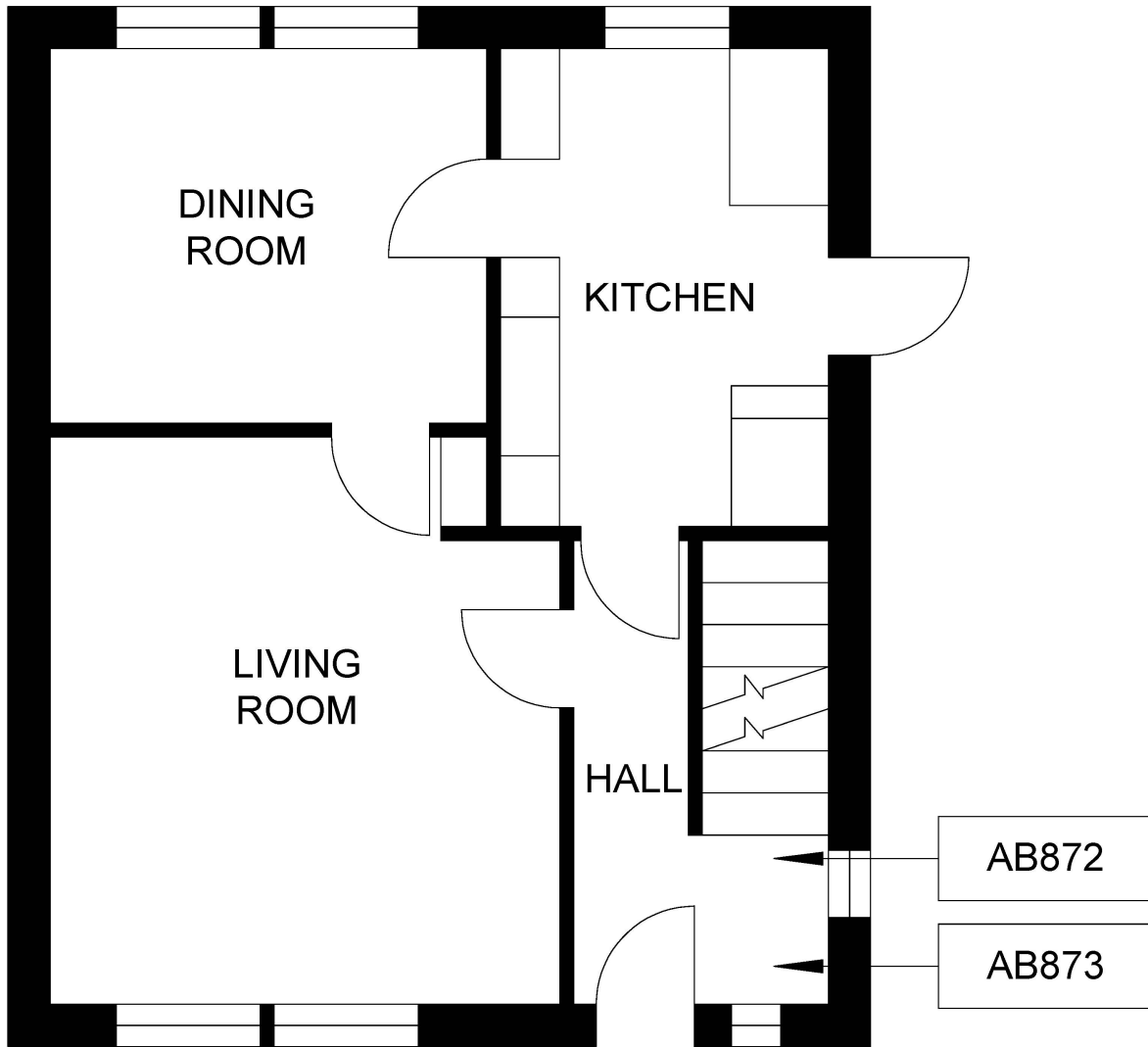
Area Numbering



Presumed Asbestos



Visual Assessment



(004)
ALL AREAS

GROUND FLOOR

Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)



Address:

241 Morden Road

Drawing Title

Floor Plan

Sketch Drawing
(Not to Scale)

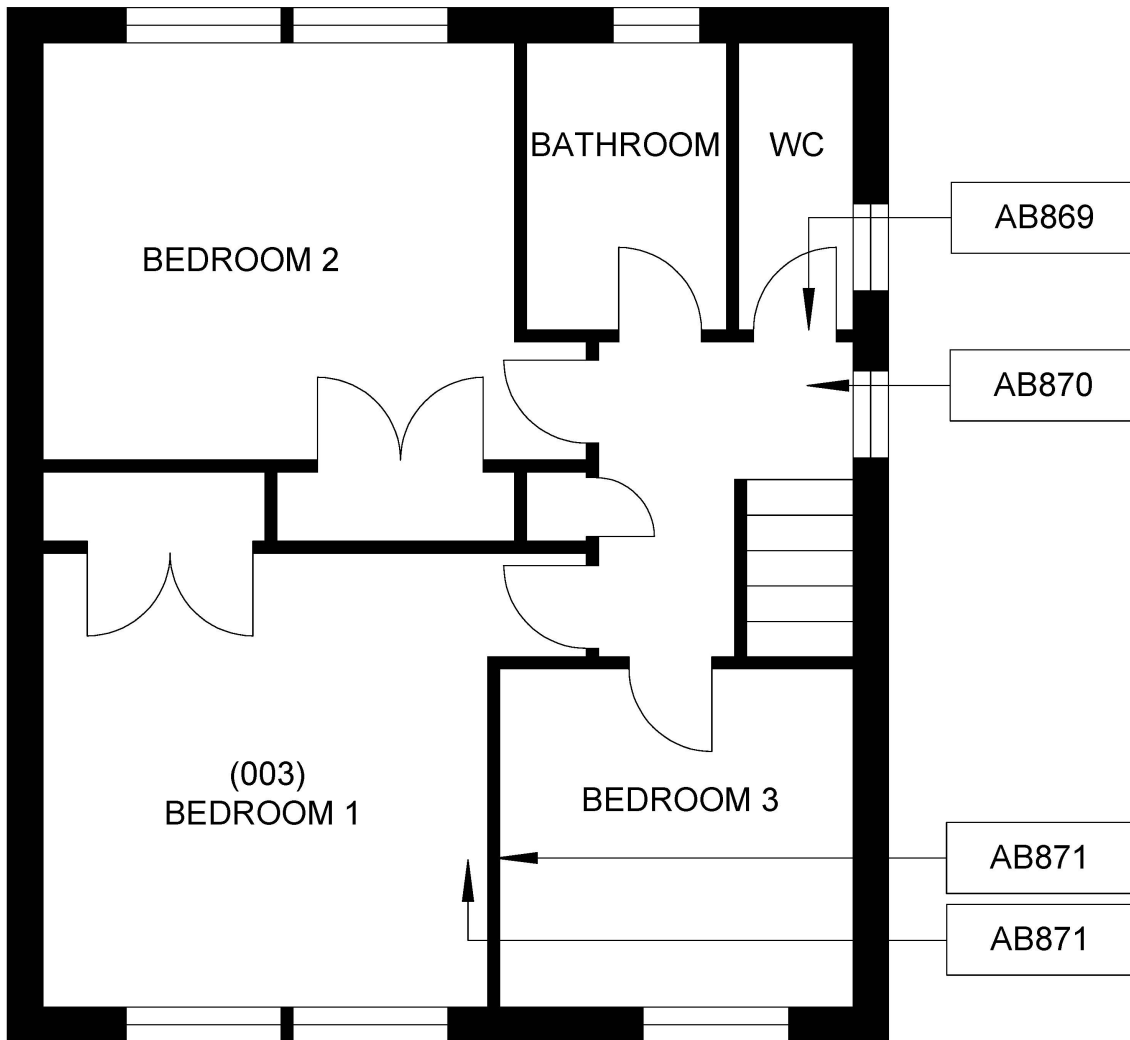
Sheet:
1 of 3

Date:

15/09/2014

Drawing No.:

J019941



(002)
ALL AREAS

FIRST FLOOR

Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)



Address:

241 Morden Road

Drawing Title

Floor Plan

Sketch Drawing

(Not to Scale)

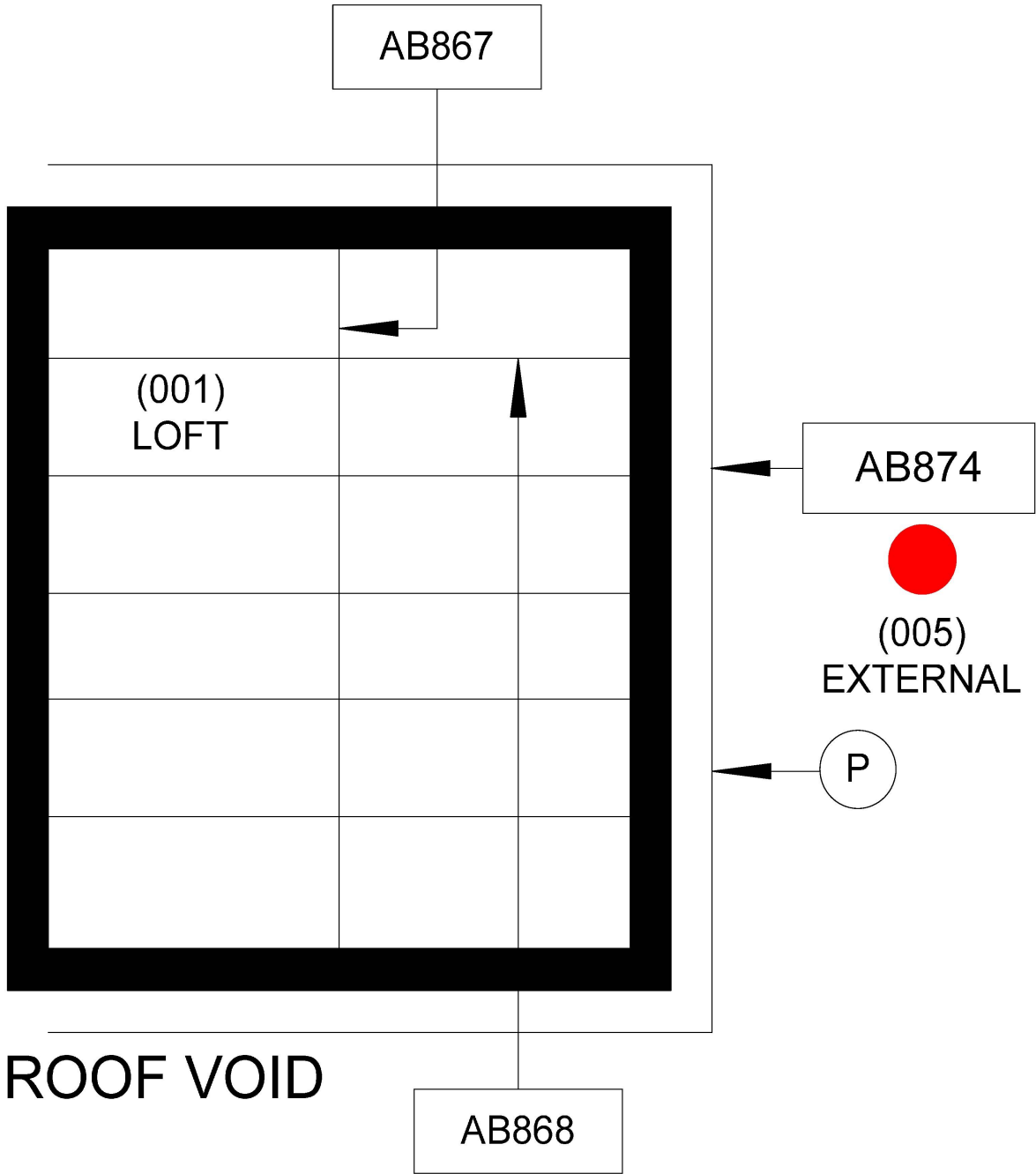
Sheet:
2 of 3

Date:


15/09/2014

Drawing No.:

J019941



Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)

	Address:	Drawing Title	Sketch Drawing (Not to Scale)	Date:
	241 Morden Road	Floor Plan	Sheet: 3 of 3	15/09/2014
			Drawing No.:	J019941

Appendix 2

Asbestos Register

The sheets that follow this page constitute the Asbestos Register. Each room or area referenced in the plan (Appendix 1) has a sheet. Where no suspected asbestos was found under the scope of this survey this is recorded, together with general notes detailing stand-out items noted in the area in question e.g. MMMF pipe lagging present. Where asbestos has been identified, is presumed or is referenced to a sample this is recorded with the material risk assessment and recommended actions.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 1 of 11		

Building: N/A	Floor Level: Roof Void	Room Name: (001) Loft
Component: Concrete forming T section beams		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000867 (Sample 1)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
Only mmmf loft insulation present on plasterboard ceilings				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 2 of 11		

Building: N/A	Floor Level: Roof Void	Room Name: (001) Loft
Component: Concrete forming I section beams		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000868 (Sample 2)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
Only mmmf loft insulation present on plasterboard ceilings				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 3 of 11		

Building: N/A	Floor Level: First	Room Name: (002) All Areas
Component: Ceiling plaster throughout		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000869 (Sample 3)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas excluding the bedroom 2 ceiling as this has a textured coating finish.				
Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 4 of 11		

Building: N/A	Floor Level: First	Room Name: (002) All Areas
Component: Typical structural support/external wall plaster		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000870 (Sample 4)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas excluding the bedroom 2 ceiling as this has a textured coating finish.				
Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 5 of 11		

Building: N/A	Floor Level: First	Room Name: (002) All Areas
Component: Concrete forming T section beam in floor void		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000871 (Sample 5)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas excluding the bedroom 2 ceiling as this has a textured coating finish.				
Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 6 of 11		

Building: N/A	Floor Level: First	Room Name: (003) Bedroom 1
Component: Textured coating to ceiling throughout		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As AB000869 (Ref Sample 3)	No Asbestos Assumed			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the first floor areas and the samples are therefore typical throughout these areas, excluding bedroom 2 ceiling as this has a textured coating finish.				
Other walls and ceilings have various textured papers not considered suspect.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 7 of 11		

Building: N/A	Floor Level: Ground	Room Name: (004) All Areas
Component: Ceiling plaster throughout		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000872 (Sample 6)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the ground floor areas and the samples are therefore typical throughout these areas excluding the lobby outside the kitchen which were wood panels.				
Walls and ceilings have various textured papers not considered suspect. Sandtex type non-suspect coating present to lounge ceiling.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 8 of 11		

Building: N/A	Floor Level: Ground	Room Name: (004) All Areas
Component: Typical structural/external wall plaster		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000873 (Sample 7)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Only areas likely to be disturbed during the proposed structural survey inspected.				
All wall and ceiling plasters were considered generic throughout the ground floor areas and the samples are therefore typical throughout these areas excluding the lobby outside the kitchen which were wood panels.				
Walls and ceilings have various textured papers not considered suspect. Sandtex type non-suspect coating present to lounge ceiling.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 9 of 11		

Building: N/A	Floor Level: External	Room Name: (005) External
Component: Concrete prefabricated wall panels		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000874 (Sample 8)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes:				
<p>Only areas likely to be disturbed during the proposed structural survey, or suspect materials in close proximity to those areas likely to be disturbed were inspected.</p> <p>This scope was determined following on site discussions with the structural engineer on a similar property and from notes on plans provided by the structural engineer.</p> <p>No access soffits - no safe means, consider the soffits to contain asbestos and avoid disturbance during structural survey works.</p> <p>Prefabricated external wall panels Upvc windows, concrete sills</p>				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 241 Morden Road, Mitcham, Surrey	Ref No. J019941	Date Of Issue 19/09/2014
Page 10 of 11		

Building: N/A	Floor Level: External	Room Name: (005) External
Component: External soffit panels at roof eaves		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
Presumed (Visual 1)	Chrysotile (1)	Cement (1)	2	
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Low Damage (1)	Low (5)	0	16lm (2)	0
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
0 (Rare disturbance)	0 (None)	0 (Infrequent)	0 (<1 hour)	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
1 (Low disturbance)		0 (Unlikely)	2	
Recommendations				
Who	What		When	
Licensed contractor	Remove		Prior to refurbishment if likely to be disturbed	

Further Recommendations: None

General Notes:
 Only areas likely to be disturbed during the proposed structural survey, or suspect materials in close proximity to those areas likely to be disturbed were inspected.
 This scope was determined following on site discussions with the structural engineer on a similar property and from notes on plans provided by the structural engineer.
 No access soffits - no safe means, consider the soffits to contain asbestos and avoid disturbance during structural survey works.
 Prefabricated external wall panels
 Upvc windows, concrete sills

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Reference information and disclaimer

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations within an unfamiliar building and accessible areas. However, asbestos may be concealed within the structural fabric of a building, which only major refurbishment or full demolition will bring to light and this is beyond the scope of this building survey. Therefore, PC cannot guarantee that all asbestos materials have been identified and survey results are definitive.

This register should therefore only be seen as an overview of the current situation within the areas surveyed. The survey was a refurbishment & demolition survey (HSG264). Further investigation of suspicious materials should be undertaken if discovered.

****Material Assessment (HSG264, 2012)**

Description refers to materials potential to release asbestos fibres - with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HGS264.

Asbestos Type

Chrysotile (1); Amphibole asbestos excluding crocidolite (2); Crocidolite content (3).

Extent of Damage

(Good) None (0); (Low) Scratches, broken edges (1); (Medium) Significant breakage, exposed fibres (2); (High) High damage, visible debris (3).

Surface Treatment

Composite materials, floor tiles, bitumen etc (0); Enclosed sprays/lagging, encapsulated AIB, encapsulated asbestos cement, encapsulated textured coating, encapsulated gaskets, encapsulated paper and encapsulated woven/textile (1); Unsealed AIB, encapsulated lagging/sprays, bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile (2); Unsealed lagging/sprays (3).

Priority assessment scores are included as a courtesy to the client and are **not accredited by UKAS**. The responsibility for carrying out full and complete priority assessments lies with the client.

Please refer to the table in appendix 3 for details.

Where visually consistent material is referenced to an analysed 'No Asbestos Detected' sample, this is a visual assessment only. Therefore, further sampling must be requested if further confirmation is required.

This register is not complete without being accompanied by the full report. All written components must be read prior to making any assessments based upon the surveyors' findings. All positive incidents of asbestos are recommended to be labelled if to be left in place and not removed during refurbishment works. If it is not the Duty Holder's policy to label ACMs then the ACMs should be managed according to the management plan which the Duty Holder has in place.

Appendix 3

Priority Assessment Algorithm

Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, gaskets)
	1	≤10 m ² or ≤10 m pipe run.
	2	>10 m ² to ≤50 m ² or >10 m to ≤50 m pipe run
	3	>50 m ² or >50 m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

Appendix 4

Asbestos Analysis Report J019941

The pages in this appendix contain the laboratory analysis reports of any samples that were taken during the course of this survey. It is a requirement of HSG264 that this certificate is included in the report.

Asbestos Analysis Report

Report No :	J019941	Sample Batch	1-8
Client :	Circle Housing Group c/o Merton Priory Homes	Client Ref:	2037225
Location :	241 Morden Road, Mitcham, Surrey, CR4 4DJ		
Samples Taken :	15 September 2014	Report Issued:	16 September 2014

Sample No.	Source	Result	Material (see Note(3))
Sample 1	Roof Void (001) Loft Concrete forming T section beams	No Asbestos Detected	Cement
Sample 2	Roof Void (001) Loft Concrete forming I section beams	No Asbestos Detected	Cement
Sample 3	First (002) All Areas Ceiling plaster throughout	No Asbestos Detected	Cement
Sample 4	First (002) All Areas Typical structural support/external wall plaster	No Asbestos Detected	Cement
Sample 5	First (002) All Areas Concrete forming T section beam in floor void	No Asbestos Detected	Cement
Sample 6	Ground (004) All Areas Ceiling plaster throughout	No Asbestos Detected	Plaster
Sample 7	Ground (004) All Areas Typical structural/external wall plaster	No Asbestos Detected	Plaster
Sample 8	External (005) External Concrete prefabricated wall panels	No Asbestos Detected	Cement

Test Method: Polarised light microscopy; Dispersion staining, in accordance with HSG248

Note (1): PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.

Note (2): Where PC staff have not taken samples (indicated by "Samples Received" or "Samples Collected"), results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.

Note (3): Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

ANALYST:



Laura Baxter

Appendix 5

Quality Audit

Prior to this report being issued it will have been reviewed by a number of people as part of our documented quality management systems. The following page confirms that this was undertaken and by whom.



Pennington Choices Ltd

Clan Works
1A Howard Road, Bromley, Kent, BR1 3QJ
Tel: 020 8290 5629 Fax: 020 8290 4443



0179



0630

Report Number J019941

**241 Morden Road
Mitcham
Surrey
CR4 4DJ**

Report Author:

Perry Andrews

Date:

19 September 2014

Report Reviewer:

John James

Date:

19 September 2014

Lead Surveyor:

Joe Nason

Date:

19 September 2014

This survey was carried out in accordance with our UKAS accreditation and ISO 17020.

**An Asbestos Refurbishment/Demolition Survey (MA and PA) to the specific
areas of
20 Hatfeild Close
Mitcham
Surrey
CR4 4DT**

Survey Carried Out On:	11 September 2014	
Commissioned By:	Kadija Goujane Circle Housing Group c/o Merton Priory Homes Southern Region Hub CR	
Date:	15 September 2014	
Our Reference:	J019934	
Surveyed By:	Joe Nason	

Presented by:
 Pennington Choices Ltd
 Clan Works
 1A Howard Road
 Bromley
 Kent
 BR1 3QJ
t: 020 8290 5629
f: 020 8290 4443
e: admin@penningtonsouth.co.uk
w: www.pennington.org.uk

 RICS <small>The mark of property professionalism worldwide</small>		 HAS <small>CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME</small>	
 UKAS TESTING 0630	 UKAS INSPECTION 0179		
			

Contents

1.0	Executive Summary	3
2.0	Introduction	7
3.0	General Site Information	8
4.0	Conclusions and Actions	10
5.0	UKAS Accreditation	11
6.0	Regulations	12

Appendices

Appendix 1	Plans
Appendix 2	Asbestos Register
Appendix 3	Priority Assessment Algorithm
Appendix 4	Asbestos Analysis Report
Appendix 5	Quality Assurance

1.0 Executive Summary

1.1 Introduction

Pennington Choices Ltd carried out a Refurbishment/Demolition Survey (MA and PA) to the specific areas in association with other potential works of 20 Hatfeild Close. The survey and this subsequent report has been produced in accordance with HSG264 – Asbestos: The Survey Guide, with the layout and content of the report being based on the specific guidance for survey reports contained in section 6 of HSG264. Please note the MA scores for the surface treatment of bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile have been given a score of 2 rather than 1 as suggested by HSG264.

The refurbishment and demolition scope was specified to include precast concrete I-section and T-section beams in the loft, typical ceiling and wall plaster materials throughout, floor boards above beam on first floor, precast concrete wall panels forming external walls and soffits.

This survey will report on the Material Assessment (MA) and Priority Assessment (PA).

1.2 Findings

Positive occurrences of asbestos containing materials were identified in the following areas:

Urgent Items (requiring immediate action on the part of the Client)

Location (Plan room references in brackets)	Result (asbestos type)	Action
There are currently no urgent items.		

Please also refer to the section 4.0 and the Asbestos Register.

Other Items

Location	Result (asbestos type)	Action
External (004) External Soffit panels at eaves	Amosite	Remove prior to refurbishment if likely to be disturbed

Please also refer to the section 4.0 and the Asbestos Register.

Non asbestos items (no asbestos detected in sample)

Location (Plan room references in brackets)	Result (asbestos type)
Roof Void (001) Loft Concrete forming I section beams	No Asbestos Detected
Roof Void (001) Loft Concrete forming T section beams	No Asbestos Detected
Roof Void (001) Loft Loose fill insulation throughout loft	No Asbestos Detected
First (002) All areas Typical ceiling plaster materials	No Asbestos Detected
First (002) All areas Typical structural/external wall plaster materials	No Asbestos Detected
Ground (003) All areas Typical ceiling plaster materials	No Asbestos Detected
Ground (003) All areas Typical structural/external wall plaster materials	No Asbestos Detected
External (004) External Typical external pre-cast concrete wall panels	No Asbestos Detected

Please also refer to the section 4.0 and the Asbestos Register.

Rooms/Areas inspected and not found to contain suspicious materials under the scope of this survey

Location (Plan room references in brackets)
No included areas are free of suspicious materials.

Please also refer to the section 3.3, 4.0 and the Asbestos Register.

1.3 No/Limited Access Areas (Whole Areas)

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below

Location	No/Limited Access
	None

Please also refer to 3.3 and the Asbestos Register

2.0 Introduction

2.1 Survey Scope

Pennington Choices Ltd was commissioned to carry out a refurbishment and demolition survey in accordance with HSG264, with the exception of MA surface treatment scores for selected bare materials. Refer to 1.1 for details. The purpose of this survey was to locate and describe, as far as reasonably practicable, all ACMs in the area where refurbishment work will take place.

The survey included accessible areas only. The aim of the survey is to provide the client with information in order to be able to comply with the Control of Asbestos Regulations 2012.

This survey report is not a management plan but can be used to assist in devising one.

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations. However, asbestos may be concealed within the structural fabric of a building. This report should therefore only be seen as an overview of the current situation within the buildings requested for surveying.

2.2 Property Type

Three bedroom semi detached house

2.3 Recommendations

Recommendations have been provided on dealing with asbestos occurrences and are based on the Control of Asbestos Regulations 2012 and Approved Codes of Practice, Health and Safety at Work etc Act 1974, good management practices and known maintenance requirements.

2.4 Third Party Rights

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

3.0 General Site Information

3.1 Areas included/excluded

All specified areas.

Exclusions include any areas not detailed above.

A survey of the following HSG264 type(s) has been carried out as requested by the client:

Refurbishment/Demolition Survey (MA and PA)

Surveys are carried out in accordance with our documented in-house procedure, which is accredited by UKAS as meeting the requirements of ISO17020.

3.2 Safety

The safety of the surveyors, staff, contractors and public has been of paramount importance during the course of the survey. All work has been carried out in accordance with the Health and Safety at Work etc Act 1974 and the Control of Asbestos Regulations 2012.

3.3 Areas of No or Limited Access

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below:

General Areas No/Limited Access

Electrical components (fuse boxes, control panels, conduits, other):	No Access
Within flues/chimneys:	No Access
Pipe gaskets/flue pipe seals/air duct seals/gaiters:	No Access
Under non asbestos insulations - pipe, eave:	Limited Access
Under upper roof covering:	Limited Access
Behind or through plaster skimmed material due to decorative damage (due to scope):	Limited Access
Within doors/firedoors (due to scope):	No Access
Concealed spaces unknown to the surveyor:	No Access
Known floor and/or wall voids e.g. wall cavities (due to scope):	Limited Access
Other:	Only areas likely to be disturbed, and suspect materials in close proximity to areas of the proposed structural survey works inspected

Specific issues

Please refer to the Asbestos Register in Appendix 2 for specific access issues.

4.0 Conclusions and Actions

In this section, when removal is recommended, this should only be carried out by a licensed contractor under the supervision of a responsible agency in accordance with all current legislation, as detailed in Section 6.

It should be assumed that all electrical boxes contain asbestos components unless the equipment was inspected during the survey and none was found. If electrical work or other work that will disturb the electrical boxes were to be carried out, it would be prudent to isolate the supply and investigate the equipment once certified as safe. If asbestos is identified then it should be removed in accordance with current Health and Safety and Asbestos legislation.

Due to conditions found on site, certain areas could not be accessed. It should be assumed that all materials subsequently found in areas not accessible contain asbestos unless proven otherwise.

Where suspected asbestos materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.

If suspicious material is discovered during work or refurbishment then work should cease, and the suspicious material sampled and analysed for the presence of asbestos. If asbestos is identified then it should be removed in accordance with all current Health and Safety and Asbestos legislation.

It is recommended that all ACMs identified during this survey (refer to Asbestos Register - Appendix 2 - for details) be removed prior to work commencing if they are likely to be disturbed. It is recommended that removal be carried out by licensed contractors in the appropriate manner as dictated by current legislation and protocol.

Any ACMs that are to remain in situ should be made safe (encapsulated etc.) if necessary, labelled as containing asbestos and maintained as part of a management programme including regular inspections by a person competent to do so. This work should be carried out in accordance with the Control of Asbestos Regulations 2012.

Please also refer to the Asbestos Register in Appendix 2 for specific recommendations.

5.0 UKAS Accreditation

Pennington Choices Ltd is a UKAS (United Kingdom Accreditation Service) accredited laboratory. Strict controls on inspection bodies and laboratories are laid out and monitored by UKAS.

Testing

Pennington Choices Ltd meets the requirements of ISO 17025 for bulk sampling, bulk identification and air sampling and holds the UKAS accreditation number 0630 for testing.

Inspections

Pennington Choices Ltd is accredited as a Type 'C' inspection body meeting the requirements of ISO 17020 and holds the UKAS accreditation number 0179 for asbestos surveys.

6.0 Regulations

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The objective of these regulations is to minimise exposure to asbestos fibres.

Appendix 1

Plans

The plans, while not to scale, provide you with an overview of the layout of the building and will help you to locate any asbestos containing materials that are referenced in the Asbestos Register (Appendix 2). Each room is provided a unique number. Each sample that we have taken also has a unique number. Both cross reference to the Asbestos Register. The plan is marked to show the areas or rooms where asbestos containing materials have been found. The 'Key' which follows this page provides further help in understanding the plans.

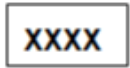
Key for Plans showing Asbestos Locations



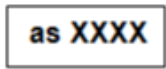
Asbestos identified, presumed or visually assessed in this room. Refer to Asbestos Register (Appendix 2) for details



Area not accessed



Sample number



Reference sample number

(001)

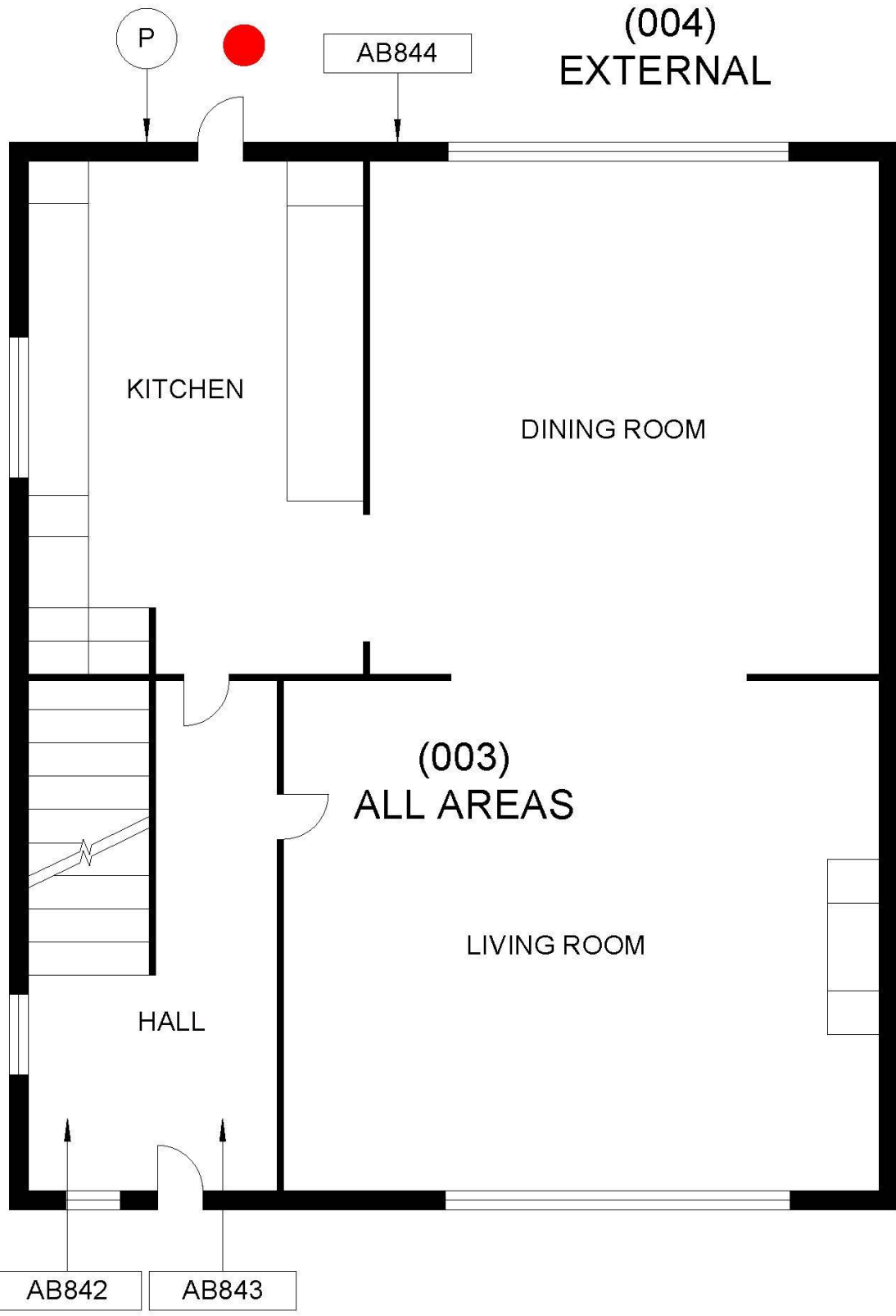
Area Numbering



Presumed Asbestos




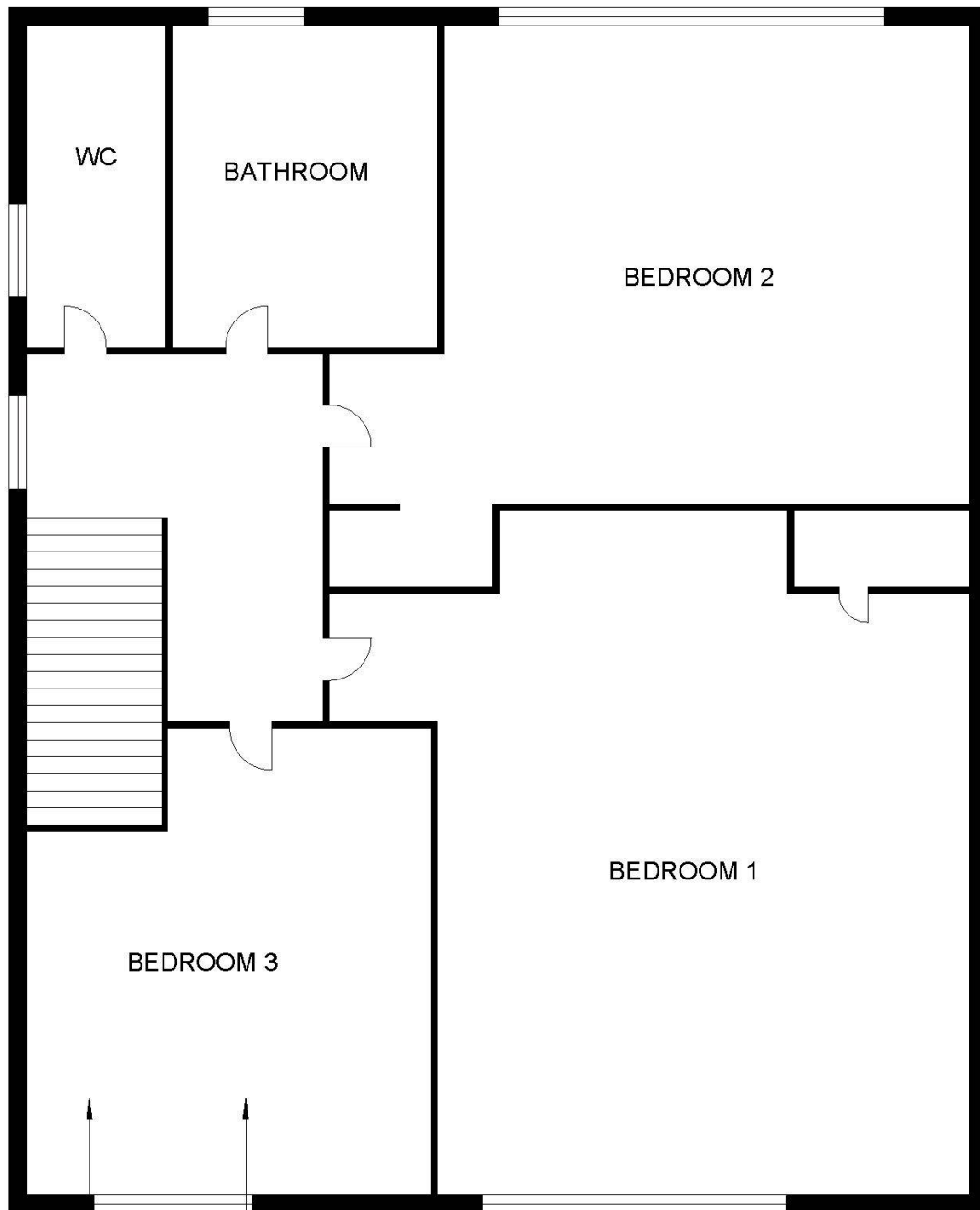
Visual Assessment



GROUND FLOOR

Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)

	Address:	Drawing Title	Sketch Drawing		Date:
	20 Hatfeild Close	Floor Plan	(Not to Scale)		11-09-2014
		Sheet:	Drawing No.:		
		1 of 3	J019934		



AB840 AB841

(002)
ALL AREAS

FIRST FLOOR

Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)



Address:
20 Hatfeild Close

Drawing Title
Floor Plan

Sketch Drawing
(Not to Scale)

Date:
11-09-2014

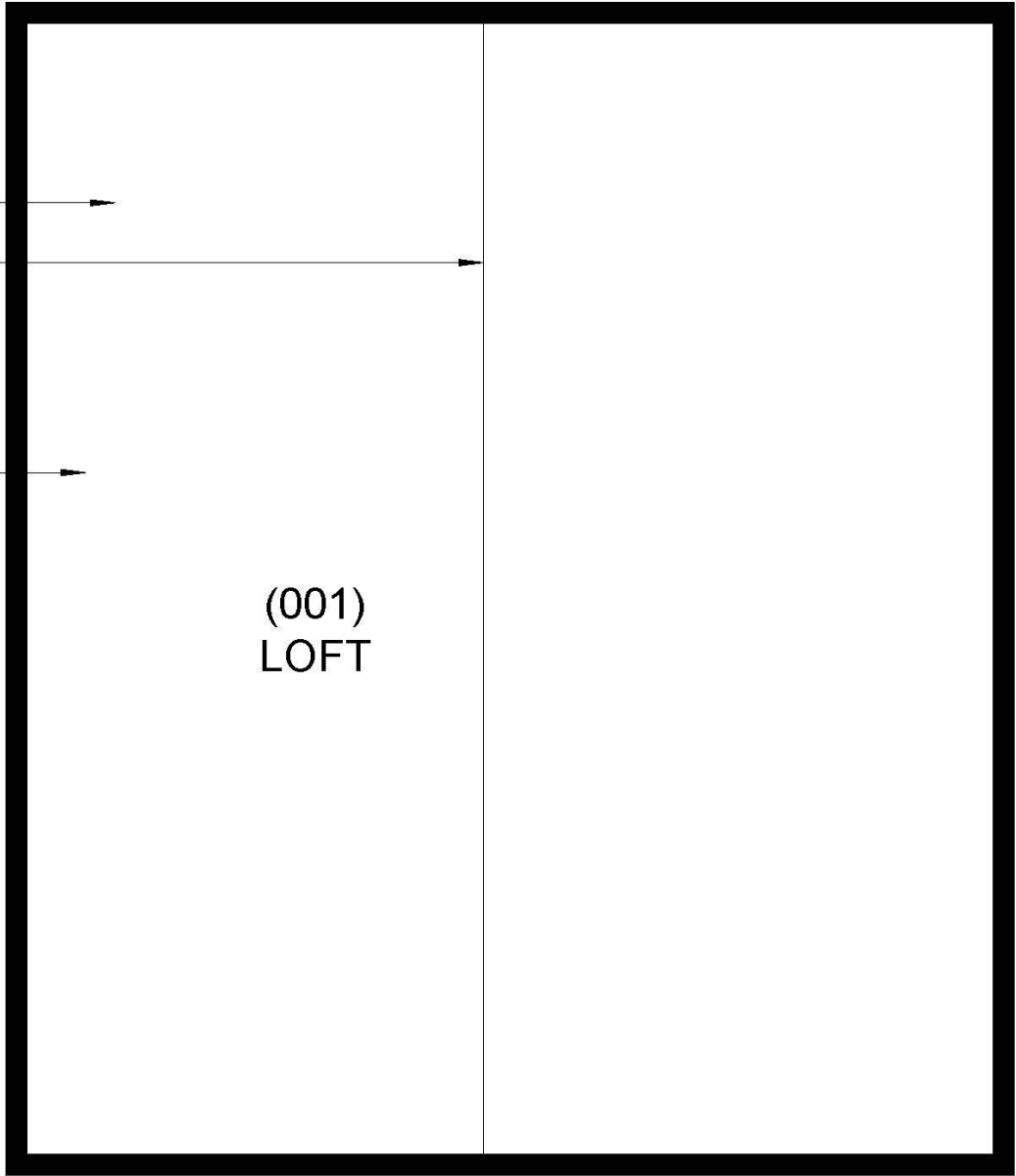
Sheet:
2 of 3

Drawing No.:
J019934

AB837

AB838

AB839



(001)
LOFT

ROOF VOID

Please Note: Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)



Address:

20 Hatfeild Close

Drawing Title

Floor Plan

Sketch Drawing

(Not to Scale)

Date:

11-09-2014

Sheet:

3 of 3

Drawing No.:

J019934

Appendix 2

Asbestos Register

The sheets that follow this page constitute the Asbestos Register. Each room or area referenced in the plan (Appendix 1) has a sheet. Where no suspected asbestos was found under the scope of this survey this is recorded, together with general notes detailing stand-out items noted in the area in question e.g. MMMF pipe lagging present. Where asbestos has been identified, is presumed or is referenced to a sample this is recorded with the material risk assessment and recommended actions.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 1 of 10		

Building: N/A	Floor Level: Roof Void	Room Name: (001) Loft
Component: Concrete forming I section beams		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000837 (Sample 1)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes: R and D undertaken to specific areas likely to be affected by structural survey works only				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 2 of 10		

Building: N/A	Floor Level: Roof Void	Room Name: (001) Loft
Component: Concrete forming T section beams		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000838 (Sample 2)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What	When		
-	No further action required	-		
Further Recommendations: None				
General Notes: R and D undertaken to specific areas likely to be affected by structural survey works only				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 3 of 10		

Building: N/A	Floor Level: Roof Void	Room Name: (001) Loft
Component: Loose fill insulation throughout loft		



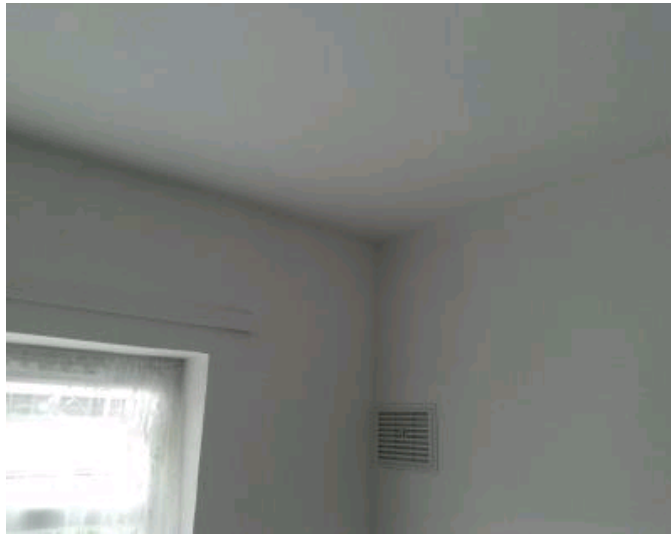
Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000839 (Sample 3)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes: R and D undertaken to specific areas likely to be affected by structural survey works only				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 4 of 10		

Building: N/A	Floor Level: First	Room Name: (002) All areas
Component: Typical ceiling plaster materials		



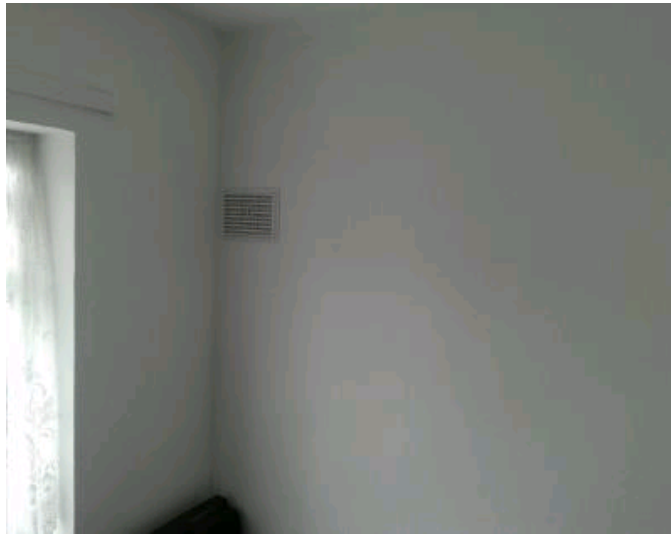
Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000840 (Sample 4)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Specific areas likely to be disturbed during proposed structural survey only inspected - typical sample of ceiling and wall plasters taken to enable proposed opening up.				
Other likely ACMs in close proximity to proposed opening up considered and identified where present.				
No access possible beneath wood floorboards due to ongoing occupancy, fitted carpets and heavy furnishings				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 5 of 10		

Building: N/A	Floor Level: First	Room Name: (002) All areas
Component: Typical structural/external wall plaster materials		



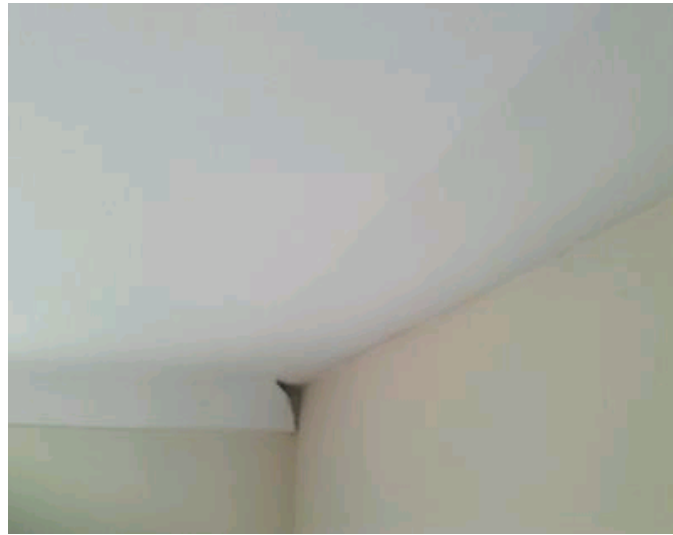
Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000841 (Sample 5)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Specific areas likely to be disturbed during proposed structural survey only inspected - typical sample of ceiling and wall plasters taken to enable proposed opening up.				
Other likely ACMs in close proximity to proposed opening up considered and identified where present.				
No access possible beneath wood floorboards due to ongoing occupancy, fitted carpets and heavy furnishings				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 6 of 10		

Building: N/A	Floor Level: Ground	Room Name: (003) All areas
Component: Typical ceiling plaster materials		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000842 (Sample 6)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Specific areas likely to be disturbed during proposed structural survey only inspected - typical sample of ceiling and wall plasters taken to enable proposed opening up.				
Other likely ACMs in close proximity to proposed opening up considered and identified where present.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 7 of 10		

Building: N/A	Floor Level: Ground	Room Name: (003) All areas
Component: Typical structural/external wall plaster materials		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000843 (Sample 7)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
Specific areas likely to be disturbed during proposed structural survey only inspected - typical sample of ceiling and wall plasters taken to enable proposed opening up.				
Other likely ACMs in close proximity to proposed opening up considered and identified where present.				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 8 of 10		

Building: N/A	Floor Level: External	Room Name: (004) External
Component: Typical external pre-cast concrete wall panels		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
AB000844 (Sample 8)	No Asbestos Detected			
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
Recommendations				
Who	What		When	
-	No further action required		-	
Further Recommendations: None				
General Notes:				
External pre-cast wall panels only considered prior to proposed structural investigative works. No safe means of access possible to soffits at eaves - therefore care should be taken not to disturb these materials during the structural survey				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Asbestos Register

Site Address: 20 Hatfeild Close, Mitcham, Surrey	Ref No. J019934	Date Of Issue 15/09/2014
Page 9 of 10		

Building: N/A	Floor Level: External	Room Name: (004) External
Component: Soffit panels at eaves		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
Presumed (Visual 1)	Amosite (2)	Board (2)	1	
Extent of damage	Material Assessment**	Accessibility	Extent/amount	Location
Low Damage (1)	Low (6)	0	25lm (2)	0
Occupant Activity	No. of Occupants	Frequency of Use	Average Time Area is in Use	
0 (Rare disturbance)	0 (None)	0 (Infrequent)	0 (<1 hour)	
Type of Maintenance		Frequency of Maintenance	Priority Assessment	
0 (Minor disturbance)		1 (<1 per year)	2	
Recommendations				
Who	What	When		
Licensed contractor	Remove	Prior to refurbishment if likely to be disturbed		
Further Recommendations: None				
General Notes:				
External pre-cast wall panels only considered prior to proposed structural investigative works. No safe means of access possible to soffits at eaves - therefore care should be taken not to disturb these materials during the structural survey				

**Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

Reference information and disclaimer

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations within an unfamiliar building and accessible areas. However, asbestos may be concealed within the structural fabric of a building, which only major refurbishment or full demolition will bring to light and this is beyond the scope of this building survey. Therefore, PC cannot guarantee that all asbestos materials have been identified and survey results are definitive.

This register should therefore only be seen as an overview of the current situation within the areas surveyed. The survey was a refurbishment & demolition survey (HSG264). Further investigation of suspicious materials should be undertaken if discovered.

****Material Assessment (HSG264, 2012)**

Description refers to materials potential to release asbestos fibres - with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HGS264.

Asbestos Type

Chrysotile (1); Amphibole asbestos excluding crocidolite (2); Crocidolite content (3).

Extent of Damage

(Good) None (0); (Low) Scratches, broken edges (1); (Medium) Significant breakage, exposed fibres (2); (High) High damage, visible debris (3).

Surface Treatment

Composite materials, floor tiles, bitumen etc (0); Enclosed sprays/lagging, encapsulated AIB, encapsulated asbestos cement, encapsulated textured coating, encapsulated gaskets, encapsulated paper and encapsulated woven/textile (1); Unsealed AIB, encapsulated lagging/sprays, bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile (2); Unsealed lagging/sprays (3).

Priority assessment scores are included as a courtesy to the client and are **not accredited by UKAS**. The responsibility for carrying out full and complete priority assessments lies with the client.

Please refer to the table in appendix 3 for details.

Where visually consistent material is referenced to an analysed 'No Asbestos Detected' sample, this is a visual assessment only. Therefore, further sampling must be requested if further confirmation is required.

This register is not complete without being accompanied by the full report. All written components must be read prior to making any assessments based upon the surveyors' findings. All positive incidents of asbestos are recommended to be labelled if to be left in place and not removed during refurbishment works. If it is not the Duty Holder's policy to label ACMs then the ACMs should be managed according to the management plan which the Duty Holder has in place.

Appendix 3

Priority Assessment Algorithm

Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, gaskets)
	1	≤10 m ² or ≤10 m pipe run.
	2	>10 m ² to ≤50 m ² or >10 m to ≤50 m pipe run
	3	>50 m ² or >50 m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

Appendix 4

Asbestos Analysis Report J019934

The pages in this appendix contain the laboratory analysis reports of any samples that were taken during the course of this survey. It is a requirement of HSG264 that this certificate is included in the report.

Asbestos Analysis Report

Report No :	J019934	Sample Batch	1-8
Client :	Circle Housing Group c/o Merton Priory Homes	Client Ref:	TBA
Location :	20 Hatfeild Close, Mitcham, Surrey, CR4 4DT		
Samples Taken :	11 September 2014	Report Issued:	12 September 2014

Sample No.	Source	Result	Material (see Note (3))
Sample 1	Roof Void (001) Loft Concrete forming I section beams	No Asbestos Detected	Cement
Sample 2	Roof Void (001) Loft Concrete forming T section beams	No Asbestos Detected	Cement
Sample 3	Roof Void (001) Loft Loose fill insulation throughout loft	No Asbestos Detected	Vermiculite
Sample 4	First (002) All areas Typical ceiling plaster materials	No Asbestos Detected	Plaster
Sample 5	First (002) All areas Typical structural/external wall plaster materials	No Asbestos Detected	Plaster
Sample 6	Ground (003) All areas Typical ceiling plaster materials	No Asbestos Detected	Plaster
Sample 7	Ground (003) All areas Typical structural/external wall plaster materials	No Asbestos Detected	Plaster
Sample 8	External (004) External Typical external pre-cast concrete wall panels	No Asbestos Detected	Cement

Test Method: Polarised light microscopy; Dispersion staining, in accordance with HSG248

Note (1): PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.

Note (2): Where PC staff have not taken samples (indicated by "Samples Received" or "Samples Collected"), results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.

Note (3): Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

ANALYST:



Lana Mitchell

Appendix 5

Quality Audit

Prior to this report being issued it will have been reviewed by a number of people as part of our documented quality management systems. The following page confirms that this was undertaken and by whom.



Pennington Choices Ltd

Clan Works
1A Howard Road, Bromley, Kent, BR1 3QJ
Tel: 020 8290 5629 Fax: 020 8290 4443



0179



0630

Report Number J019934

**20 Hatfeild Close
Mitcham
Surrey
CR4 4DT**

Report Author:

Perry Andrews

Date:

15 September 2014

Report Reviewer:

Perry Andrews

Date:

15 September 2014

Lead Surveyor:

Joe Nason

Date:

15 September 2014

This survey was carried out in accordance with our UKAS accreditation and ISO 17020.