

ARG Surveys Ltd

Asbestos Management Survey for

David Charles Property Consultants

at

Waterglade
Woodchester Park
Beaconsfield
Buckinghamshire
HP9 2RR



Project Number: 9970

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ARG Surveys Ltd

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Executive Summary

ARG Surveys Ltd were requested to carry out a survey of the premises in order to establish the presence of asbestos containing materials. The purpose of the survey is to establish the location, extent and condition of any Asbestos containing materials on site so as to direct the building owner/manager in taking responsible steps in the management of such materials.

The survey procedure included a thorough visual examination of the premises for asbestos containing materials and subsequent collection of samples where appropriate in accordance with HSG 264.

This survey report records the condition of any hazardous materials discovered at the premises and includes a full risk assessment of such materials, along with suitable recommendations for the management of the building.

The survey will enable the building owner/manager to comply with their duty to manage asbestos with the Control of Asbestos Regulations 2012; the Health and Safety at Work Act 1974; the Management of Health and Safety at Work Regulations 1999 and the Construction (Design and Management) Regulations 2007, as required by legislation.

Whilst great care has been taken to ensure that all items, which may contain Asbestos, have been located no survey can guarantee that all contaminated materials present have been identified.

Where damaged or broken materials likely to contain Asbestos are found within the premises we will use our discretion to carry out air monitoring to determine the levels of airborne fibres that exist. In the event of this exercise recording unacceptable levels of fibres we would have to instigate procedure to include:

- a) Inform the building owner/manager of our findings, including any risk assessments that would be necessary.
- B) Investigate the source of the contamination and arrange for remedial works to be undertaken to isolate the source.
- C) Instruct the building owner/manager to organise decontamination works to reduce the level of airborne fibres to an acceptable state.

Asbestos management survey carried out by Peter Stevens on 26/04/12

Area	Comments	Accessed
Block 1-4 - Roof Level	Roof, Loft Space, Lift Motor Room, Door to Roof	Yes
Block 1-4 - 1st Floor	Landing, Lift, Staircase to Ground Floor	Yes
Block 1-4 - Ground Floor	Entrance Hall, Electric Cupboard, 2No. Gas Meter Cupboard, Alarm Box	Yes
Block 1-4 - External	Canopy,	Yes
Block 5-8 - Roof Level	Roof, Loft Space, Lift Motor Room, Door to Roof	Yes
Block 5-8 - 1st Floor	Landing, Lift, Staircase to Ground Floor	Yes
Block 5-8 - Ground Floor	Entrance Hall, Electric Cupboard, 2No. Gas Meter Cupboard, Alarm Box	Yes
Block 5-8 - External	Canopy	Yes
Block 9-12 - Roof Level	Roof, Loft Space, Lift Motor Room, Door to Roof	Yes
Block 9-12 - 1st Floor	Landing, Lift, Staircase to Ground Floor	Yes
Block 9-2 - Ground Floor	Entrance Hall, Electric Cupboard, 2No. Gas Meter Cupboards, Alarm Box	Yes

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Block 9-12 - External	Canopy	Yes
Block 13-16 - Roof Level	Roof, Loft Space, Lift Motor Room, Door to Roof	Yes
Block 13-16 - 1st Floor	Landing, Lift, Staircase to Ground Floor	Yes
Block 13-16 - Ground Floor	Entrance Hall, Electric Cupboard, 2No. Gas Meter Cupboards, Alarm Box	Yes
Block 13-16 - External	Canopy	Yes
External	16 No. Garages, 1No. Shed	Yes

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Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1 All Blocks

No access into electric fuse boxes due to being live - Strongly presumed flash guards contain asbestos.

No access into lift motor due to being live - Strongly presumed brake shoes contain asbestos.

No access into inside of garages due to being lock at time of survey

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Survey Objectives

- 1 Produce a report, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- 2 To carry out a survey to ascertain the presence of asbestos based materials.
- 3 To include a risk assessment for each individual Sample.
- 4 Survey to be carried out in accordance with 'Asbestos: The Survey Guide' (HSG264)
- 5 SURVEY TYPES AND DEFINITIONS

Arrangements to deal with asbestos during refurbishment may also be required by the Construction Design and Management (CDM) Regulations 2007. The CAWR 2012 places a specific duty to manage the risk from asbestos containing materials in premises. This specific duty is supported by an approved code of practice (ACOP) and associated guidance.

MANAGEMENT SURVEY:

The purpose and procedures used in this survey are to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. This will involve minor intrusive work and some disturbance. The survey will usually involve sampling and analysis to confirm the presence of ACMs, this can also involve presuming ACMs to be present. The representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACMs found are collected and analysed to confirm or refute the surveyor's judgment. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos.

Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise.

REFURBISHMENT / DEMOLITION SURVEY:

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the Area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. Inspections are carried out within the constraints of the survey terms.

A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment so the survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

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Survey Techniques

- 1 In order to minimise disturbance and fibre release when collecting samples these were taken from broken or damaged positions. Where this was not possible samples were taken by spraying (where possible) with water, or an alternative liquid suppressant, and carefully cutting or snapping a small piece for sampling purposes.

Samples were analysed in accordance with HSG248. Using an UKAS accredited testing laboratory.

The results of these bulk samples are included within the report.

A copy of the UKAS Laboratories Test result is attached as an addendum to this report

STATEMENT OF METHOD OF SAMPLE COLLECTION

The strategy of sample collection has been based upon a systematic visual investigation of the building, with samples taken of suspected materials.

Samples of ceiling panels shall be limited to a typical sample of each type of ceiling, or a sample every 30m².

Samples of insulation board can be taken in the form of one sample per room or every 25m².

Sprayed coatings and encapsulated sprays are usually but not always homogenous (under any encapsulate) and two samples of the material are sufficient if taken at either end of the sprayed surface. More samples should be taken if the installation is pretty large or there are visible areas of repairs or alterations.

If fire doors are found within the building it may be necessary to drill a hole into the door to obtain a sample of any linings that may exist.

Vinyl/Thermoplastic floor tiles sometimes contain Asbestos Fibres, where possible a complete floor tile, of each type of tile in the building, shall be taken. Where this is impractical then a sample piece of tile shall be taken.

Asbestos Textured Coatings (i.e. Artex, Suretex Wondertex etc) may also contain levels of Asbestos fibres. As it is common for different areas of ceiling to have different types of coating it is recommended that at least two samples be taken from each type of ceiling suspected of incorporating Asbestos. Due to the high incidence of irregular quantities of asbestos fibres to be found in textured coatings to ceilings and walls these will be sampled approximately once every 10 m².

Asbestos Cement products, such as roofs, gutters and wall panels are reckoned to be uniform/homogenous in their construction, therefore we would recommend to take approximately 3 samples for a large area, such as a roof, and only one sample per guttering detail.

Thermal insulation to pipe work services can be fabricated using various materials, meaning insulation materials can often vary significantly across the piping run. Therefore we suggest that a completely different method of sampling is adhered to for these products. Where it is intended to remove all insulation within a plant room we would intend to only sample each visually different type of insulation. Where a partial removal is only planned then we would recommend that at least two samples of every type of insulation be taken. This may mean that insulation with apparently different finishes be sampled in this way.

Guidelines prepared by the Department of the Environment recommend that a sampling rate of one sample per three-metre run of pipe work be taken.

Statement of Method of Bulk Analysis.

Analysis of samples taken from the site are carried out by our approved UKAS Accredited testing laboratory in accordance with HSG248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

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Survey Techniques

The samples are initially examined under a stereo microscope, with the fibres separated to estimate the concentration of fibres present. On completion of this process the samples are then mounted in liquids of known refractive indices and examined under high magnification utilising a polarised light and dispersion staining technique.

Where surveying and sample gathering is to take place on construction or demolition sites our operatives shall wear suitable Personal Protective Clothing, such as hard hats, safety boots, gloves and high visibility over wear.
Relevant Legislation

STATEMENT OF LEGISLATION TO BE ADHERED TO WHEN SURVEYING

The following Legislation shall always be adhered to by both our surveyors and analysts when undertaking works associated with Asbestos:

- Health and Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Work With Materials Containing Asbestos. The Control of Asbestos Regulations 2012. Approved Code of Practice.
- Construction (Design and Management) Regulations 2007
- Control of Substances Hazardous to Health Regulations 2002
- The Management of Health and Safety at Work Regulations 1999

- 2 Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of a similar composition.
- 3 Photographs were taken at all of the sample locations (unless otherwise stated).

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Survey Caveat

1 SCOPE/ LIMITATIONS OF THE SURVEY

The scope and extent of the survey has been agreed with the client before it was carried out. Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey. However, some areas may not have been able to be accessed to survey without causing disruption to the materials, or limited access only was available.

ARG Management cannot be held responsible for any Asbestos bearing materials that may become uncovered during future works within these inaccessible areas.

It must be noted that the information contained within this report is compiled and dealt with in a number of sections to achieve an overall assessment of the project when considering the risks associated with any Asbestos found.

It is important that, when issuing information to contractors or regulating authorities, the complete report be issued so as not to unknowingly withhold any information.

Samples (Management/ Refurbishment Demolition)

Samples were taken of suspected materials and where possible photographs of the samples were taken. Clearly it is not possible to sample every material encountered, therefore, where common areas exist representative samples were taken and assessments have been made as to the nature of the material.

In order to minimise disturbance and fibre release when collecting samples, these were taken from broken or damaged positions. Where this was not possible samples were taken by spraying with water or an alternative liquid suppressant (where possible) and carefully cutting or snapping a small piece for sampling purposes.

Samples are then placed in sealable bags, identified and taken from site for bulk analysis.

Where suspected materials form a service cover, or where these materials would need to be disturbed to gain access for a sample to be taken, we have not taken samples as it is not our wish to release airborne contaminated dust which could pose a health risk.

Survey techniques used involves trained and experienced surveyors using the combined approach of visual examination and bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain undetected in the property, or area covered by that Survey. This could be due to various reasons as follows:

- Asbestos materials existing within areas not specifically covered by this report and are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes eg paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas. General asbestos debris does not form part of this survey however every effort is made for its discovery.
- Where an area has been previously stripped of asbestos e.g. plant rooms, ducts etc., and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years. The Control of Asbestos Regulations 2012 or other similar Regulations lay down certain enforceable guidelines. Asbestos removal prior to these regulations may not be up to the standards currently in force and therefore debris may be present below new coverings.

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Survey Caveat

- During the course of the survey access to certain areas may have been restricted. If so, such areas are defined within this report. Accordingly, no samples have been taken from restricted areas and asbestos should be presumed to be present until analysis proves otherwise.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees (Artex for example) and some may be less densely contaminated at certain locations. Where this is the case the sample taken may not be representative of the whole product throughout.

This survey has been carried out under the guidance/requirements of the owner of the property, or his representative, and the survey will be as per his instructions and guidance at that time. ARG Surveys Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable but will be limited to just that necessary for the taking of the sample.

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Survey Notes

- 1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- 2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 3 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.
- 4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.
- 5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
- 6 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.
- 7 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.

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Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. 'Asbestos The Survey Guide' (HSG 264) recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in 'Asbestos: The Survey Guide' (HSG264) considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

PRIORITY ASSESSMENT AND ALGORITHM

The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:

Maintenance activity;
Occupant activity;
Likelihood of disturbance;
Human exposure potential.

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment

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Survey Recommendations

team, you, as the duty holder under CAW, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

MAINTENANCE ACTIVITY

The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

PRIORITY ASSESSMENT ALGORITHMS

Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment.

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Survey Recommendations

Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition.

This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

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Material Assessment Schedule By Floor

Site Name:

Floor: **1st Floor**

Project Number:

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/04/12	BS04	5426	9970/01	Floor	Loft space	NADIS	Dust and debris	0	NADIS	N/A		No Action Required	MS



Material Assessment Schedule By Floor

Site Name:

Floor: **Ground**

Project Number:

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/04/12	BS05	5427	9970/01	Ceiling	Electric Cupboard	NADIS	Textured coating	0	NADIS	N/A	Similar textured coating is present in electric cupboards in all blocks	No Action Required	MS
06/04/12	BS06	5428	9970/01	Ceiling	Electric Cupboard	NADIS	Textured coating	0	NADIS	N/A	Similar textured coating is present in electric cupboards in all blocks	No Action Required	MS



Material Assessment Schedule By Floor

Site Name:

Floor: **Loft Space**

Project Number:

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/04/12	BS01	5423	9970/01	Roof	Loft space	NADIS	Felt	0	NADIS	N/A	The felt is also present to underside of roofs in roof spaces and lift motor rooms in all blocks	No Action Required	MS
26/04/12	BS02	5424	9970/01	Floor	Loft space	NADIS	Dust and debris	0	NADIS	N/A		No Action Required	MS
06/04/12	BS03	5425	9970/01	Roof	Loft space	NADIS	Felt	0	NADIS	N/A	The felt is also present to underside of roof in loft spaces and lift motor rooms in all blocks	No Action Required	MS



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Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="5423"/>	Survey Type:	<input type="text" value="MS"/>
Location Ref:	<input type="text" value="BS01"/>	Product Type:	<input type="text" value="NADIS"/>
Product:	<input type="text" value="Felt"/>	Damage:	<input type="text" value="NADIS"/>
Area:	<input type="text" value="Roof"/>	Treatment:	<input type="text" value="NADIS"/>
Floor:	<input type="text" value="Loft Space"/>	Asbestos Type:	<input type="text" value="NADIS"/>
Room:	<input type="text" value="Loft space"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Peter Stevens"/>	Quantity:	<input type="text"/>
Drawing Ref:	<input type="text" value="9970/01"/>		
Asbestos ?	<input type="text" value="No"/>		
Date:	<input type="text" value="26 April 2012"/>		
Next Inspection:	<input type="text" value="Not Applicable"/>		

Material Risk Score:	<input type="text" value="0"/>
Material Risk Band:	<input type="text" value="NADIS"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:

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Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="5424"/>	Survey Type:	<input type="text" value="MS"/>
Location Ref:	<input type="text" value="BS02"/>	Product Type:	<input type="text" value="NADIS"/>
Product:	<input type="text" value="Dust and debris"/>	Damage:	<input type="text" value="NADIS"/>
Area:	<input type="text" value="Floor"/>	Treatment:	<input type="text" value="NADIS"/>
Floor:	<input type="text" value="Loft Space"/>	Asbestos Type:	<input type="text" value="NADIS"/>
Room:	<input type="text" value="Loft space"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Peter Stevens"/>	Quantity:	<input type="text"/>
Drawing Ref:	<input type="text" value="9970/01"/>		
Asbestos ?	<input type="text" value="No"/>		
Date:	<input type="text" value="26 April 2012"/>		
Next Inspection:	<input type="text" value="Not Applicable"/>		

Material Risk Score:	<input type="text" value="0"/>
Material Risk Band:	<input type="text" value="NADIS"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:

ARG Surveys Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="5425"/>	Survey Type:	<input type="text" value="MS"/>
Location Ref:	<input type="text" value="BS03"/>	Product Type:	<input type="text" value="NADIS"/>
Product:	<input type="text" value="Felt"/>	Damage:	<input type="text" value="NADIS"/>
Area:	<input type="text" value="Roof"/>	Treatment:	<input type="text" value="NADIS"/>
Floor:	<input type="text" value="Loft Space"/>	Asbestos Type:	<input type="text" value="NADIS"/>
Room:	<input type="text" value="Loft space"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Peter Stevens"/>	Quantity:	<input type="text"/>
Drawing Ref:	<input type="text" value="9970/01"/>		
Asbestos ?	<input type="text" value="No"/>		
Date:	<input type="text" value="06 April 2012"/>		
Next Inspection:	<input type="text" value="Not Applicable"/>		

Material Risk Score:	<input type="text" value="0"/>
Material Risk Band:	<input type="text" value="NADIS"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:

ARG Surveys Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="5426"/>	Survey Type:	<input type="text" value="MS"/>
Location Ref:	<input type="text" value="BS04"/>	Product Type:	<input type="text" value="NADIS"/>
Product:	<input type="text" value="Dust and debris"/>	Damage:	<input type="text" value="NADIS"/>
Area:	<input type="text" value="Floor"/>	Treatment:	<input type="text" value="NADIS"/>
Floor:	<input type="text" value="1st Floor"/>	Asbestos Type:	<input type="text" value="NADIS"/>
Room:	<input type="text" value="Loft space"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Peter Stevens"/>	Quantity:	<input type="text"/>
Drawing Ref:	<input type="text" value="9970/01"/>		
Asbestos ?	<input type="text" value="No"/>		
Date:	<input type="text" value="26 April 2012"/>		
Next Inspection:	<input type="text" value="Not Applicable"/>		

Material Risk Score:	<input type="text" value="0"/>
Material Risk Band:	<input type="text" value="NADIS"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:

ARG Surveys Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="5427"/>	Survey Type:	<input type="text" value="MS"/>
Location Ref:	<input type="text" value="BS05"/>	Product Type:	<input type="text" value="NADIS"/>
Product:	<input type="text" value="Textured coating"/>	Damage:	<input type="text" value="NADIS"/>
Area:	<input type="text" value="Ceiling"/>	Treatment:	<input type="text" value="NADIS"/>
Floor:	<input type="text" value="Ground"/>	Asbestos Type:	<input type="text" value="NADIS"/>
Room:	<input type="text" value="Electric Cupboard"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Peter Stevens"/>	Quantity:	<input type="text"/>
Drawing Ref:	<input type="text" value="9970/01"/>		
Asbestos ?	<input type="text" value="No"/>		
Date:	<input type="text" value="26 April 2012"/>		
Next Inspection:	<input type="text" value="Not Applicable"/>		

Material Risk Score:	<input type="text" value="0"/>
Material Risk Band:	<input type="text" value="NADIS"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:

ARG Surveys Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="5428"/>	Survey Type:	<input type="text" value="MS"/>
Location Ref:	<input type="text" value="BS06"/>	Product Type:	<input type="text" value="NADIS"/>
Product:	<input type="text" value="Textured coating"/>	Damage:	<input type="text" value="NADIS"/>
Area:	<input type="text" value="Ceiling"/>	Treatment:	<input type="text" value="NADIS"/>
Floor:	<input type="text" value="Ground"/>	Asbestos Type:	<input type="text" value="NADIS"/>
Room:	<input type="text" value="Electric Cupboard"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Peter Stevens"/>	Quantity:	<input type="text"/>
Drawing Ref:	<input type="text" value="9970/01"/>		
Asbestos ?	<input type="text" value="No"/>		
Date:	<input type="text" value="06 April 2012"/>		
Next Inspection:	<input type="text" value="Not Applicable"/>		

Material Risk Score:	<input type="text" value="0"/>
Material Risk Band:	<input type="text" value="NADIS"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:

Material Assessment History

Site Name	Waterglade
Project Number	9970

Sample Date	Location Ref	Location ID	Area	Floor	Room	Component	Asbestos Type	Material Risk Score	Comments	Action	Survey Type
26/04/12	BS01	5423	Roof	Loft Space	Loft space	NADIS	NADIS	0	The felt is also present to underside of roofs in roof spaces and lift motor rooms in all blocks	No Action Required	MS
1x Inspection(s) for Sample Number: BS01											
26/04/12	BS02	5424	Floor	Loft Space	Loft space	NADIS	NADIS	0		No Action Required	MS
1x Inspection(s) for Sample Number: BS02											
06/04/12	BS03	5425	Roof	Loft Space	Loft space	NADIS	NADIS	0	The felt is also present to underside of roof in loft spaces and lift motor rooms in all blocks	No Action Required	MS
1x Inspection(s) for Sample Number: BS03											
26/04/12	BS04	5426	Floor	1st Floor	Loft space	NADIS	NADIS	0		No Action Required	MS
1x Inspection(s) for Sample Number: BS04											
26/04/12	BS05	5427	Ceiling	Ground	Electric Cupboard	NADIS	NADIS	0	Similar textured coating is present in electric cupboards in all blocks	No Action Required	MS
1x Inspection(s) for Sample Number: BS05											
06/04/12	BS06	5428	Ceiling	Ground	Electric Cupboard	NADIS	NADIS	0	Similar textured coating is present in electric cupboards in all blocks	No Action Required	MS
1x Inspection(s) for Sample Number: BS06											



Asbestos Register

Site Name:

Project Number:

Location	Product type and name	Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
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No Asbestos Found

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES





2343

CERTIFICATE OF ANALYSIS



AMS Thurrock
Units 16-17 Magnet Point
Magnet Road
Thurrock
Essex
Units 16-17 Magnet Point RM20 4DR
Tel: 01375370033
Email: alan.kane@ams-holdings.com

Report Number: RM38688v0 **Other Ref:** 16526/9970/PS **Report Date:** 04/05/2012

Company: ARG europe Ltd
Unit 2 58a Alexandra Road
Ponders End
Enfield
Middlesex EN3 7EH

Site: Waterglade
Woodchester Park
Beaconfield
Buckinghamshire HP9 2RR

AMS Sample Ref No	Client Sample No	Sample Location	Material Type	Asbestos Type	Content
AMS/SH/174665	BS01	Felt Loft Area, Block 9-12	Felt	Asbestos not detected	None
AMS/SH/174667	BS02	Dust & Debris Loft Area, Block 9-12	Debris	Asbestos not detected	None
AMS/SH/174668	BS03	Felt Loft Area, Block 5-8	Felt	Asbestos not detected	None
AMS/SH/174669	BS04	Dust & Debris Loft Area, Block 5-8	Debris	Asbestos not detected	None
AMS/SH/174688	BS05	Textured Coating, Ground Floor Electrical Cupboard, Block 5-8	Textured coating	Asbestos not detected	None
AMS/SH/174689	BS06	Textured Coating, Ground Floor Electrical Cupboard, Block 13-16	Textured coating	Asbestos not detected	None

..... END

Key to fibre content: Trace = Trace asbestos identified (1 or 2 fibres present) Positive = Asbestos identified (more than 2 fibres present).

Sampled: Externally Number of samples: 6 Date samples received: 30/04/2012 Name of analyst: Sarah Hearn Date of analysis: 03/05/2012

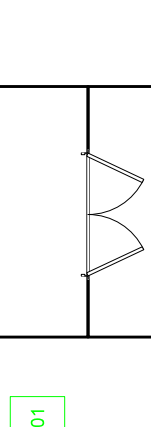
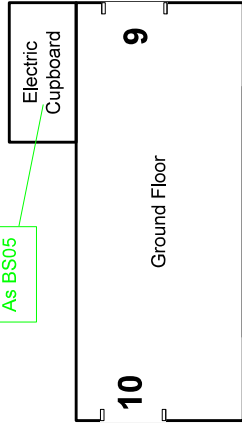
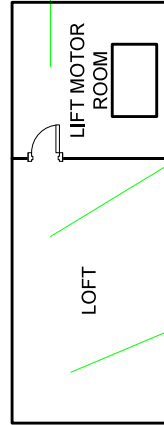
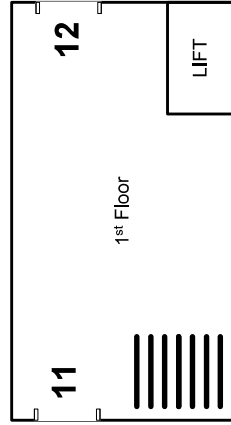
Quantitative Fibre Content is not covered by our UKAS accreditation and is not reported. However guidance on the percentages of asbestos used in various products is available in HSG 264. Material types are visually assessed and are outside the scope of UKAS accreditation. The analysis has been performed using the AMS 'In House' method of transmitted/polarised light microscopy and centre stop dispersion staining, based on the HSG 248. AMS do not accept responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties. This certificate of analysis shall not be reproduced except in full, without written approval of the laboratory.

For and on behalf of AMS Management (GB) LLP

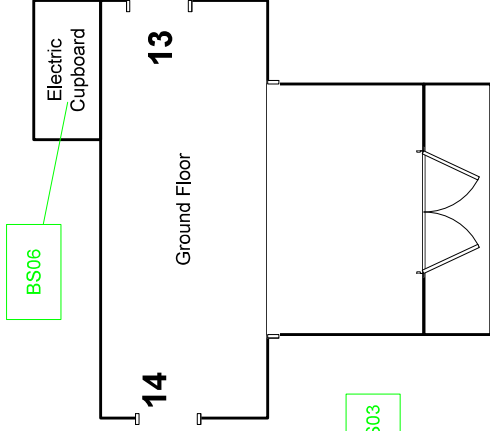
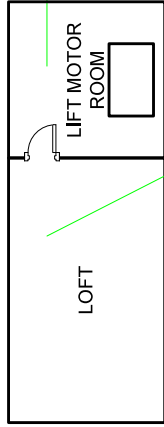
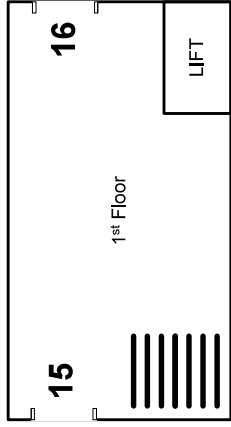
Mike Nicholas
Analyst

Waterglade, Woodchester Park, Beaconsfield, Bucks, HP9 2RR

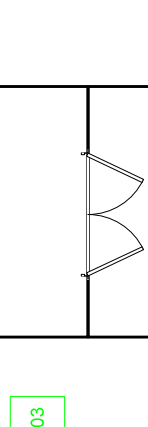
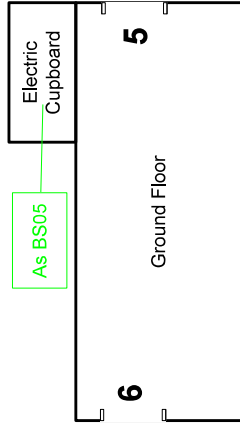
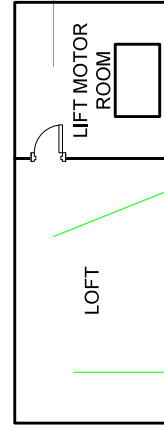
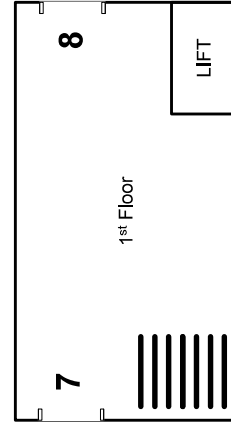
Block 9-12



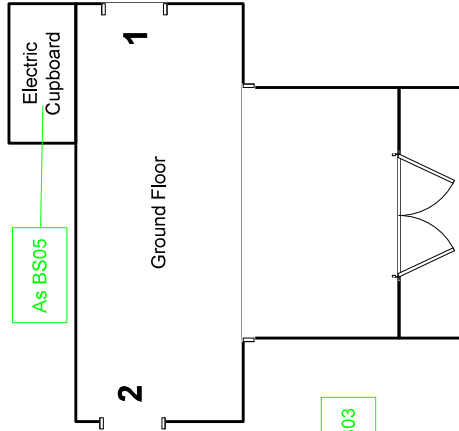
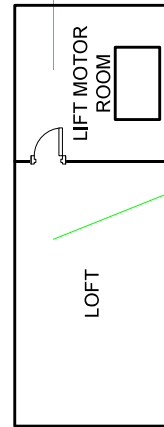
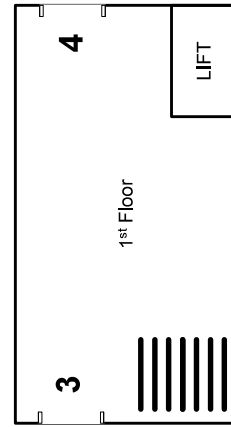
Block 13-16



Block 5-8



Block 1-4



Drawing No: 9970/01