



# Asbestos Survey Report

Flats 5-16  
Gander Drive  
Basingstoke

16<sup>th</sup> March 2005

# Asbestos Survey Report

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Rev A: Date 31/03/05

Rev A: Date 31/3/05

Checked by:

Approved by:

The image shows two handwritten signatures in black ink. The top signature is written over the 'Checked by:' label, and the bottom signature is written over the 'Approved by:' label. Both signatures are cursive and somewhat stylized.

## 1. Introduction

This report contains the findings of a **Type 2 Survey** carried out at Flats 5-16 Gander Drive, Basingstoke on the 16<sup>th</sup> March 2005.

Asbestos Surveys and Inspections Ltd carried out the survey.

The survey area consisted of the common areas only of a purpose built 3-storey block of flats.

Bulk samples were taken and analysed using Health and Safety Executive Procedure MDHS 77 by Ayerst Environmental, 72 Bromley Road, Beckenham, Kent.

Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.

## 2. Survey Method.

The **Type 2** survey was carried out following the guidelines set out in the HSE document, MDHS 100 (Method for the Determination of Hazardous Substances) a brief explanation of a type 2 survey is as follows: -

**Type 2: Sampling survey** - (Standard sampling, identification and assessment).

The purpose of the survey is to locate, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACMs) in the building and assess their condition.

Samples are collected and analysed for the presence of asbestos. 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 may require a greater number of samples.

### 3. Summary of Results

4 samples were taken during the Survey, with the following results: -


<b>Asbestos Content</b>	<b>Quantity</b>
Chrysotile (White)	1
Amosite (Brown)	0
Crocidolite (Blue)	0
Chrysotile/Crocidolite (White/Blue)	0
Amosite/Chrysotile (Brown/White)	0
Amosite/Crocidolite (Brown/Blue)	0
Crocidolite/Amosite/Chrysotile	0
Samples where Asbestos not detected	3


#### Presumptions:

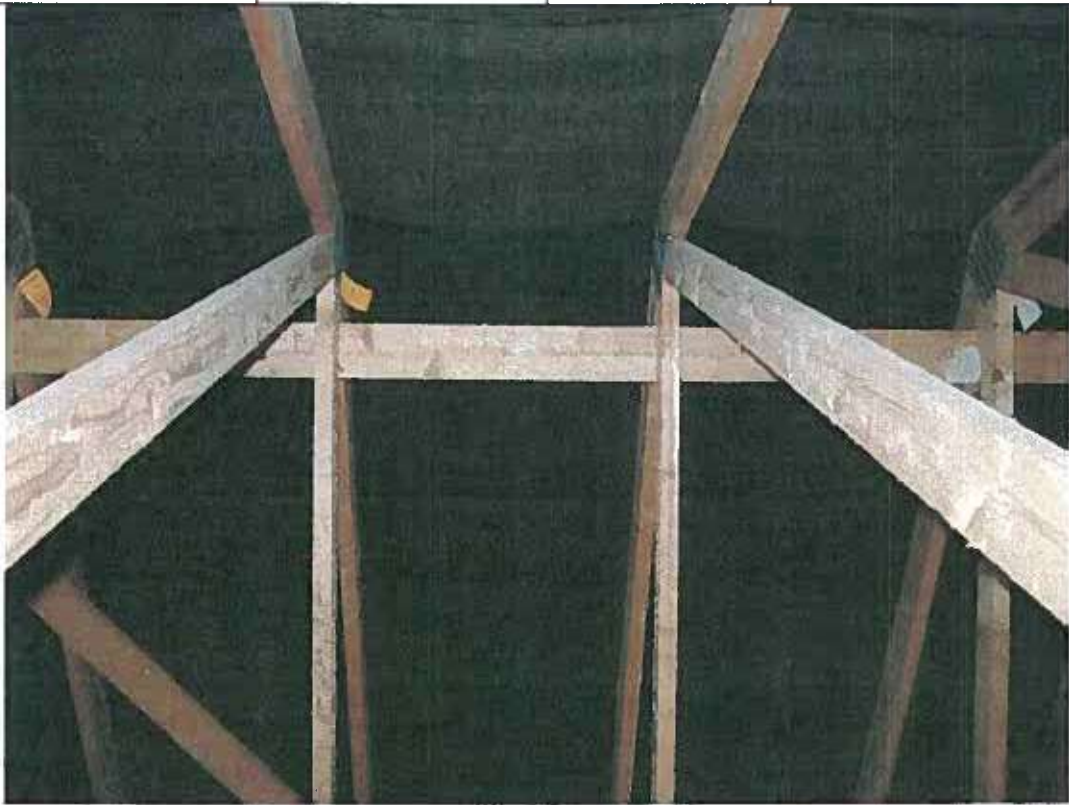
Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

Following the guidelines set out in the Health & Safety Document MDHS 100, various materials may be **presumed** to contain asbestos, and if so these will be included in the Asbestos Register.

#### 4. Results and Analysis

Client:	Mr Lewis		
Survey Address:	Flats 5-16, Gander Drive, Basingstoke.		
Building:	Purpose built 3-storey block of flats		
Location:	General throughout		
Survey Ref:	Gan/16305	Sample Ref:	Gan/16305/01
Photo Ref:	A	Date Taken:	16/03/05
			
Asbestos Type:	<b>No Asbestos Detected</b>		
Product/Use:	Wall & ceiling coating	Amount:	Total
Accessibility:	N/A		
Remarks:			

Client:	Mr Lewis		
Survey Address:	Flats 5-16, Gander Drive, Basingstoke.		
Building:	Purpose built 3-storey block of flats		
Location:	General throughout		
Survey Ref:	Gan/16305	Sample Ref:	Gan/16305/02
Photo Ref:	B	Date Taken:	16/03/05
			
Asbestos Type:	<b>No Asbestos Detected</b>		
Product/Use:	Floor tiles	Amount:	Total
Accessibility:	N/A		
Remarks:			

Client:	Mr Lewis		
Survey Address:	Flats 5-16, Gander Drive, Basingstoke.		
Building:	Purpose built 3-storey block of flats		
Location:	Loft space		
Survey Ref:	Gan/16305	Sample Ref:	Gan/16305/03
Photo Ref:	C	Date Taken:	16/03/05
			
Asbestos Type:	<b>No Asbestos Detected</b>		
Product/Use:	Roofing felt	Amount:	Total
Accessibility:	N/A		
Remarks:			

Client:	Mr Lewis		
Survey Address:	Flats 5-16, Gander Drive, Basingstoke.		
Building:	Purpose built 3-storey block of flats		
Location:	Exterior		
Survey Ref:	Gan/16305	Sample Ref:	Gan/16305/04
Photo Ref:	D	Date Taken:	16/03/05



Asbestos Type:	<b>Chrysotile</b>		
Product/Use:	Eaves soffit	Amount:	Total
Accessibility:	Poor		
Remarks:			

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## **5. Bulk Sample Reports**

ASBESTOS BULK IDENTIFICATION REPORT				
Report No:	LAB100754	Date of Issue:	29/03/2005	Issue No: 1
<b>Client Details</b>				
Client Name:	Asbestos Surveys & Inspections Ltd			
Client Address:	Coxmoor Spreyton CREDITON Devon EX17 5AR			
Client Order No:	Gan/16305	Client Contact:	Richard Belcher	
<b>Report on</b>				
Identification of asbestos content of suspected asbestos containing material's (ACM's) stated to have been sampled from the following location/site:				
Flats 5-16 Gander Drive BASINGSTOKE				
Number of samples received:	4	Date(s) Start date:	29/03/2005	
Date of receipt/Date Sampled:	23/03/2005	Analysed Finish date:	29/03/2005	
<b>Methodology</b>				
Analysis of samples received was carried out in accordance with HSE Method MDHS 77 (Asbestos in Bulk Materials - Sampling and identification by Polarised Light Microscopy) and documented in-house methods. Samples of bulk materials will be retained for a period of not less than 3 month from date of analysis.				


UKAS Disclaimers
Although Ayerst Environmental Ltd is a UKAS accredited laboratory for bulk asbestos identification opinions and interpretations based on the results are outside the scope of our UKAS accreditation.
<i>For samples received from the Client and not sampled by Ayerst Environmental Ltd:</i> This report is given in good faith on the basis of the samples and information received. Ayerst Environmental Ltd can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received.
Ayerst Environmental Ltd is not accredited by UKAS for the identification of non-asbestos materials.

TEST RESULTS				
*NAD = No Asbestos Detected				
SAMPLE NO.	LABORATORY REFERENCE	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED*
Gan/16305/01	103420	General	Wall & ceiling coating	NAD
Gan/16305/02	103421	General	Floor tiles	NAD
Gan/16305/03	103422	Loft space	Roofing felt	NAD


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SAMPLE NO.	LABORATORY REFERENCE	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED*
Gan/16305/04	103423	Exterior	Eaves soffit - cement	CHRYSTOLE

Analyst's name	Rebecca Collins	Analyst's Signature	 R. Collins <small>Digitally signed by R. Collins        DN: cn=R. Collins, o=Ayerst Environmental Ltd, c=GB        Date: 2006.03.20 13:45:29 +0100</small>
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Approved by: (Approval should be from the Technical Manager or Quality Manager)

Name:	S A Snook	Signature	 SA Snook <small>Digitally signed by SA Snook        DN: cn=SA Snook, o=Ayerst Environmental Ltd, c=GB        Date: 2006.03.20 14:02:58 +0100</small>
Position	Deputy Quality Manager		



### Material Assessment Algorithm.

<b>Product Type</b>	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	<b>1</b>	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	<b>2</b>	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	<b>3</b>	
<b>Damage or Deterioration</b>	Good condition. No visible damage	<b>0</b>	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	<b>1</b>	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	<b>2</b>	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
<b>Surface Treatment</b>	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	<b>0</b>	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	<b>1</b>	Unsealed AIB, or encapsulated lagging and sprays.	<b>2</b>	Unsealed lagging and sprays.
<b>Asbestos Type</b>	Chrysotile	<b>1</b>	Amphibole asbestos excluding Crocidolite.	<b>2</b>	Crocidolite.	<b>3</b>	

## 7. Recommendations.

A type 2 survey is a sampling survey and does not allow for intrusive inspection to all areas, and therefore in non-accessible areas it was not practicable to inspect and sample.

Caution should be taken when any future refurbishments are carried out in areas that were not inspected.

**If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**

It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.

All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.

The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Recommended actions as highlighted in the enclosed Asbestos Register, are as follows: -

### **Action A**

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under \*controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

**\*Asbestos removal work must be carried out under the provisions of the Control of Asbestos at Work Regulations 2002 (CAWR).**

Contact the Health and Safety Executive on 08701 545500 or [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos) for more information.

### **Action B**

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed.

### **Action C**

Asbestos containing materials may be showing some signs of deterioration or damage. This material is not posing a significant hazard to personnel at present, provided it remains undisturbed.

### **Action D**

Asbestos containing materials in good or reasonable condition, adequately surface treated and requiring no attention unless disturbed or condition deteriorates.

### **Labelling**

All materials identified on the Asbestos Register (actual or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

**# Asbestos Surveys and Inspections Ltd. recommend that if asbestos removal is required, the client obtains quotations from more than one contractor.**

## 8. Scope of Survey

**The Survey was limited to those areas accessed at the time of the survey.**

We did not inspect any part of the Premises that were covered, unexposed or inaccessible, including contaminated land, foundations, lintels and other structural elements. For the avoidance of doubt, the Surveyor did not lift any internal floor coverings, that were fixed down and heavy items of furniture were not moved.

We did not inspect flues, ducts, voids or any similarly enclosed areas, the access to which would have necessitated the use of specialist equipment or tools or which would have caused damage to decoration, fixtures, fittings or the structure.

We did not inspect lift shafts, plant rooms or similar, which required the attendance of a specialist engineer unless arrangements had been specifically made for such an engineer to be in attendance.

We did not inspect any parts or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures and fittings.

We did not inspect concealed spaces, which may exist within the fabric of the building, where the extent or presence of these were not evident due to the inaccessibility or insufficient knowledge or information supplied as to the structure.

We did not inspect various well-bound materials that may contain traces of asbestos. Such products include mastics and paints. These products will not be included in the Survey unless specifically requested.

We did not inspect any areas that could not be accessed from a 3 Meter ladder.

## 9. Survey Exclusions

During the survey access was not possible to the following areas: -

- Nil