

# Asbestos Management Report

for

## Meadow View Industrial Estate

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Address

Units 1-16

Meadow View

Hamstreet Road

Ruckinge

TN26 2NR

United Kingdom

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Telephone

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Fax

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E-mail

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This site is managed by:

PV Environmental Surveys  
0845 226 5061

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## Executive Summary

PV Environmental Surveys was instructed to carry out a Management Asbestos Survey to multiple units at Meadow View Industrial Estate, Ruckinge, in accordance with the HSE's guideline HSG264. The survey is designed to provide a database where presumed, confirmed or suspected ACMs (asbestos containing materials) are identified & recorded.

Also, to assess & record the requirements of the management duties in an easily retrievable electronic or hard copy database format, and to provide risk assessments and management tools.

During the course of our inspection a number of samples were taken for laboratory analysis. Most were confirmed negative for asbestos content, with one being positive for CHRYSOTILE (white) asbestos:

- I Unit 8 - Sample S01 Flange Gasket to Heater. Found on the external side of the heater unit, we recommend the gasket be encapsulated with appropriate heat resistant material. Access to the heater was not possible as it was live at the time of our inspection.

Under CAW Regulations, annual reinspection's are required to ensure its continued safe condition and this register updated.

This report has been reviewed and checked by Paul Craddock, Director, and conforms to the requirements detailed in HSG264 Version 2, 2012.

Signed:



Reference: PVES/MV/03.23

## Caveat

This report was conducted in an unfamiliar site and was non destructive. During the course of the survey, all reasonable efforts were undertaken to identify ACMs (asbestos containing materials), which may be present or affected by refurbishment or maintenance work. Building fabrics, components and voids can frequently contain asbestos and no report should be considered as definitive.

It must therefore be recognised that further asbestos may be found during renovation, maintenance activities, dismantling or demolition works.

Due to reasons set out in this report no assurances are given that all asbestos or ACMs have been identified and therefore all works or maintenance activities must undertake further risk and hazard assessments as laid down in Section 3 of the Health & Safety at Work Act 1974, CoSHH (Control of Substances Hazardous to Health) 2002 & the Control of Asbestos at Work Regulations 2012, together with Regulation 4 of the Duty to Manage of the Control of Asbestos Regulations 2012. We therefore recommend that further sampling is undertaken to areas not specified or assessed during this survey & report prior to any works being undertaken.

Please also note the following restrictions:

- I Electrics/Fuseboxes – were "live" and are therefore reported as "Denied Access". Electrics & Fuseboxes can contain ACMs in the form of packing & flashguards. In such areas, confirmation of the presence of possible ACMs can only be assured under the supervision of a competent & qualified person.

## Limitations

Limitations within this report are confined to areas of the property that were not accessible on the day of the site survey.

### Sample accuracy

Where samples have been taken and identified for asbestos fibre content by independent accredited laboratories, the results from visual assessments fall outside the scope of UKAS accreditation standards, as it is an approximation only. Samples will be kept for 6 months prior to disposal.

## Notes

- I This report was undertaken within the framework of relevant guidance notes applicable at the time of the survey and within the constraints of the building condition as seen.
- I Although every effort was made to identify or locate asbestos containing materials in walls, boards, ceilings, partitions etc, none other than those identified were found. Others may exist but may have been covered or missed due to alterations or repairs, where false or overlaying finishes were applied. Equally due to various maintenance operations, construction specification or supplier differences, homogenous or similar finishes cannot be confirmed unless substantial individual component sampling was undertaken. This was seen to be impracticable or not cost effective. Therefore, future assessments may be required on suspect areas, which should be identified by normal risk & hazard assessments.
- I No air monitoring was undertaken during sampling, therefore due care was given to prevent disturbance or contamination of clean surfaces to adjacent areas.
- I Where similar materials exist in the building, limited samples were taken at random to assess asbestos content. It was assumed that similar products were of the same construction and composition.
- I Equipment, machinery or areas where safety considerations were evident were not inspected or opened, or assessed unless specifically mentioned.
- I All recommendations described in this report are based on material type, condition, location, access and type of use to which it is used.
- I All recommendations within this document were made with due regard to historic, known or assumed materials and their characteristics, colour, location or use. Statutory authorities may require additional assessments based on local knowledge, change of use, legislation or other criteria.
- I Any person undertaking work within the framework of the building, including sub contractors or visitors, must be informed of asbestos presence and additional assessments may be required prior to any works being undertaken.

The diagrams or indicative locations are not to scale and are provided as an indicator of approximate location.

## Technique

Where materials were suspected or presumed to be asbestos, samples were taken to confirm or deny asbestos content. Samples of similar materials were assumed to be of similar composition, although where part replacement was possible (e.g. ceiling tiles); random samples were taken where specified.

Photographs were taken of all sample points and details identified on drawings where specified.

Asbestos bulk sampling was assessed by PLM Polarised Light Microscopy and dispersion staining in accordance with UKAS (United Kingdom Accreditation Service). HSE publication HSG 248

## Survey Parameters

The survey comprises of two parts;

1. Material assessment and Algorithm
2. Priority and Algorithm

## Material and algorithm

This is an assessment of the materials potential to release fibres which may or may not be asbestos if disturbed. The approved method of conducting the assessment is described in HSG248 where algorithms are utilised to combine a group of risk parameters into a mathematical or numerical matrix.

It must be recognised that occasionally a total sum may not reflect accuracy of risk but where anomalies arise back checking can usually identify the component error.

Four parameters are utilised to identify risk of ACMs releasing fibre;

1. Product type
2. Extent of damage
3. surface treatment
4. Asbestos type

Each of the parameters are assessed and given scores between 2-12.

- I Materials with a score higher than 10 should be considered high risk with a significant potential to release fibre.
- I Scores between 7-9 are medium risk
- I Scores of 5-6 low risk
- I Scores of 4 or less very low risk

## Priority Assessment and Algorithm

Although the material risk assessment may identify high risk materials, this assessment indicates the likelihood or potential of fibre release if disturbed. It does not necessarily follow that the materials given high scores in the material assessment are the greatest risk as they be found in isolated areas where damage or disturbance is unlikely.

Management priority decisions must therefore reflect on the following circumstances;

1. Maintenance activity
2. Occupancy levels or activities
3. Likelihood of disturbance
4. Human exposure potential

The Management risk assessment must therefore reflect both material & priority data. The accuracy of this assessment is of paramount importance as it will form the basis of any management plan.

## Maintenance activity

The maintenance worker is probably the most likely to be exposed to asbestos fibre release and there actions are likely to affect others not associated with their work. There are two types of maintenance, planned & unplanned and it is essential that a workable management plan can identify the safety of all

who may be affected by work actions. The frequency of maintenance is also a key factor and clearly the more a material is disturbed there will be an increased likelihood of fibre release.

## Occupancy activity

A locked storeroom would have a far smaller chance of accidental damage to a material than a busy vehicle workshop. Therefore where a greater risk exists of damage exists a higher rating must be attributable. Secondary activities should also be considered.

## Likelihood of disturbance

Two factors provide the basis of this section, vulnerability & accessibility, A vulnerable material may be one which is unprotected and at low level where potential damage is likely.

## Human Exposure potential

Three factors influence this criteria;

1. Number of occupants
2. Time spent within potential fibre release area
3. Frequency of possible Frequency of possible exposure

## Priority Assessment Algorithm.

This is the combination of all previously mentioned factors. The algorithm will enable a consistent evaluation in a numerical form. The factors have been limited as increasing the component parts could dilute important risk factors.

## Survey Compilation

The two main headings with their component parts, material & priority assessments are added to provide an overall sum which becomes the basis of the management system and action plan. Typically a boiler house in which asbestos is friable and a possibly dangerous condition may receive a lower total score than a wall board in a classroom where students may accidentally damage a previously safe asbestos wall board.

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Construction Year	Various
Construction Type	Varied designs. Mostly brick built with galvanised roof
Managed By	PV Environmental Surveys
Asbestos History	Unknown

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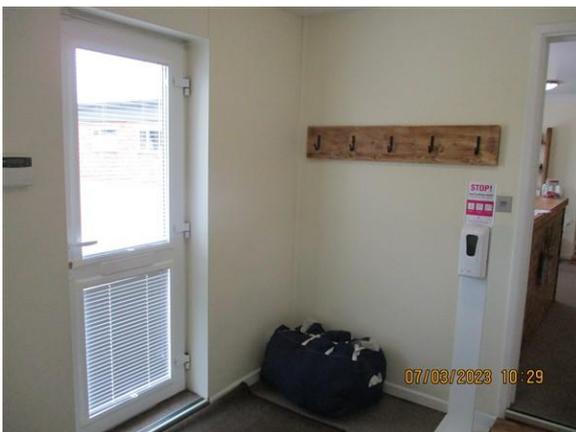
Site View



U1 Cloakroom



U1 Entrance Hall



U1 Loft Space



No Asbestos Detected

> Unit 1 > 1 Roof Level > Loft Space

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U1 Reception



No Asbestos Detected

> Unit 1 > 0 Ground Floor > All Rooms

---

U1 Room 1



U1 Room 2



U1 Room 3



U1 Room 4



U1 S01 Cloaking



S01 Cloaking Strip

> Unit 1 > 1 Roof Level > External

---

U10 Rear View



U10 Workshop



No Asbestos Detected

> Unit 10 > 0 Ground Floor > Workshop

---

U12 Cloakroom



U12 External Switch



U12 Mezz



No Asbestos Detected

> Unit 12 > 1 Mezzanine Floor > Storeroom

U12 Office



No Asbestos Detected

> Unit 12 > 0 Ground Floor > All Rooms

---

U12 S01 Ceiling Coating



S01 Ceiling Coating

> Unit 12 > 1 Mezzanine Floor > Showroom

---

U12 S02 Sink Pad



S02 Sink Pad

> Unit 12 > 1 Mezzanine Floor > Kitchen

---

U12 SPST S01 Ceiling Coating



U12 SPST S01 Kitchen Ceiling



SPST S01 Ceiling Coating

> Unit 12 > 1 Mezzanine Floor > Kitchen

U12 Workshop 1



## U15 Cloakroom



## U15 Offices



No Asbestos Detected

> Unit 15/16 > 1 Mezzanine Floor > Office

## U15 Store



U15 Workshop



No Asbestos Detected

> Unit 15/16 > 0 Ground Floor > All Rooms

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U17 Cloakroom



U17 Lobby



U17 Mezz



No Asbestos Detected

> Unit 17 > 1 Mezzanine Floor > Store Room

---

U17 Office



U17 Workshop



No Asbestos Detected

> Unit 17 > 0 Ground Floor > All Rooms

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U2 Cloakroom



U2 Electrics



U2 Kitchen



No Asbestos Detected

> Unit 2 > 0 Ground Floor > Stores, Kitcehn & Cloakroom

U2 Office 2



u2 Office Roof



U2 Office Store



U2 S01 Ceiling Coating



S01 Ceiling Coating

> Unit 2 > 0 Ground Floor > Office

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U2 Storeroom



U2 Workshop



No Asbestos Detected

> Unit 2 > 0 Ground Floor > Workshop

---

U4 Cloakroom



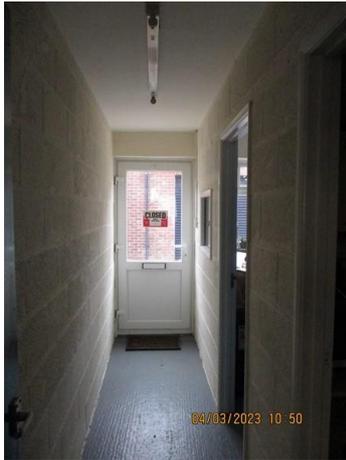
U4 Electrics



U4 Kitchen



U4 Lobby



U4 Office



U4 S01 Sink Pad



S01 Sink Pad

> Unit 4 > 0 Ground Floor > Kitchen

U4 Workshop



No Asbestos Detected

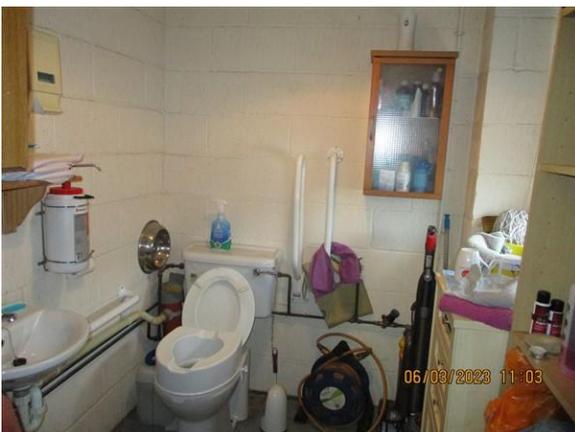
> Unit 4 > 0 Ground Floor > All Rooms

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U4 Workshop 2



U6 Cloakroom



## U6 Mezz



No Asbestos Detected

> Unit 6 > 1 Mezzanine Floor > Storeroom

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## U6 Office



## U6 Workshop



No Asbestos Detected

> Unit 6 > 0 Ground Floor > All Rooms

---

U7 Cloakroom



U7 Office



U7 Spray Booth



U7 Store



U7 Workshop



No Asbestos Detected

> Unit 7 > 0 Ground Floor > All Rooms

U8 Cloakroom



U8 Electrics



U8 Heater



U8 Lobby



U8 Office



No Asbestos Detected

> Unit 8 > 0 Ground Floor > Office & Cloakroom

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U8 S01 Gasket



S01 Gasket

> Unit 8 > 0 Ground Floor > Workshop

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U8 Workshop



U9 Cloakroom



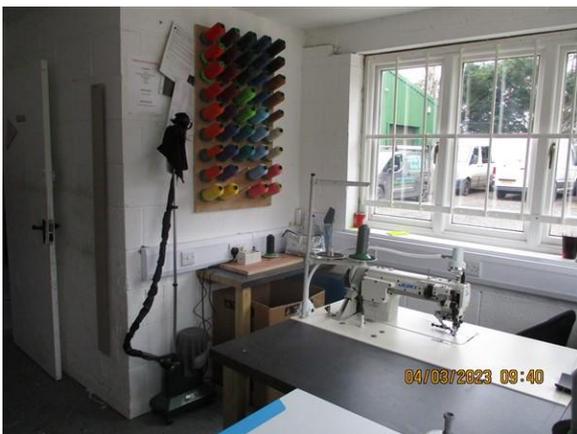
U9 Mezz



No Asbestos Detected

> Unit 9 > 1 Mezzanine Floor > Storeroom

U9 Office



U9 Workshop



No Asbestos Detected

> Unit 9 > 0 Ground Floor > All Rooms

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Unit 1



Unit 10



Unit 14



Denined Access

> Unit 14 > 0 Ground Floor > All Rooms

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Unit 15.16



Unit 17



Unit 2



Unit 4



Unit 6



Unit 7



Unit 8



Unit 9



## Lab Results



**ATHENA ENVIRONMENTAL SOLUTIONS LTD**  
 SUITE 3, SOPWITH HOUSE, HURRICANE WAY,  
 WICKFORD, ESSEX, SS11 8YU  
 Tel: 01268 761 171  
 Email: [info@athena-env.co.uk](mailto:info@athena-env.co.uk)



COMPANY REG NUMBER: 07376951  
 REGISTERED ADDRESS: AS ABOVE

4696

### CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

<b>CERTIFICATE NUMBER:</b> ATH/23/03/0390 <b>DATE SAMPLED:</b> 06/03/2023 <b>DATE RECEIVED:</b> 13/03/2023 <b>DATE ANALYSED:</b> 13/03/2023 <b>DATE ISSUED:</b> 13/03/2023 <b>SAMPLES OBTAINED BY:</b> DELIVERED <b>NUMBER OF SAMPLES:</b> 6	<b>SITE ADDRESS:</b> MEADOW VIEW INDUSTRIAL ESTATE, RUCKINGE, KENT, TN26 2NR <b>SITE REFERENCE:</b> PSC/MV <b>CLIENT:</b> PV ENVIRONMENTAL SURVEYS LTD <b>CLIENT ADDRESS:</b> 29 GABRIEL'S HILL, MAIDSTONE, KENT ME15 6HX <b>PHONE NUMBER:</b> 0845 226 5061		
<b>ANALYST NAME &amp; SIGNATURE:</b>	 Brett Hopson – Technical Manager	<b>AUTHORISER NAME &amp; SIGNATURE:</b>	 Brett Hopson – Technical Manager
<b>COMMENTS:</b>			

### RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	S01/01	CLOAKING STRIP – ROOF EAVES – UNIT 1	NADIS	CEMENT
2	S02/01	CEILING COATING – OFFICE – UNIT 2	NADIS	TEXTURED COATING
3	S04/01	SINK PAD – KITCHEN – UNIT 4	NADIS	BITUMEN
4	S08/01	GASKET TO HEATER – WORKSHOP – UNIT 8	CHRYSTOLE	GASKET
5	S012/01	CEILING COATING – SHOWROOM – UNIT 12	NADIS	TEXTURED COATING
6	S012/02	SINK PAD – KITCHEN – UNIT 12	NADIS	BITUMEN

KEY: CHRYSTOLE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)  
 NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

- Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
- Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
- Note: Samples will be kept for a minimum of 6 months and all records and reports pertaining to the analysis archived for a minimum of 5 years.
- Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
- Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
- Note: The results relate only to the items tested.
- Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
- Note: The results apply to the sample as received.

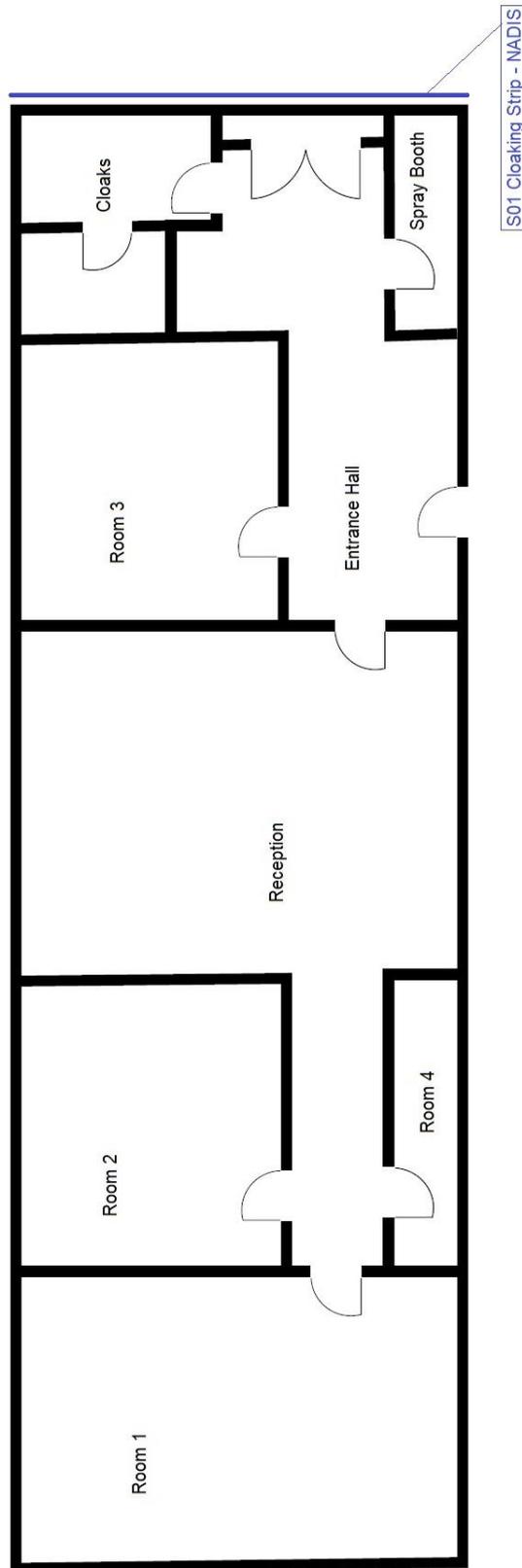
Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

BULK 001 VERSION 9 – 15/12/22

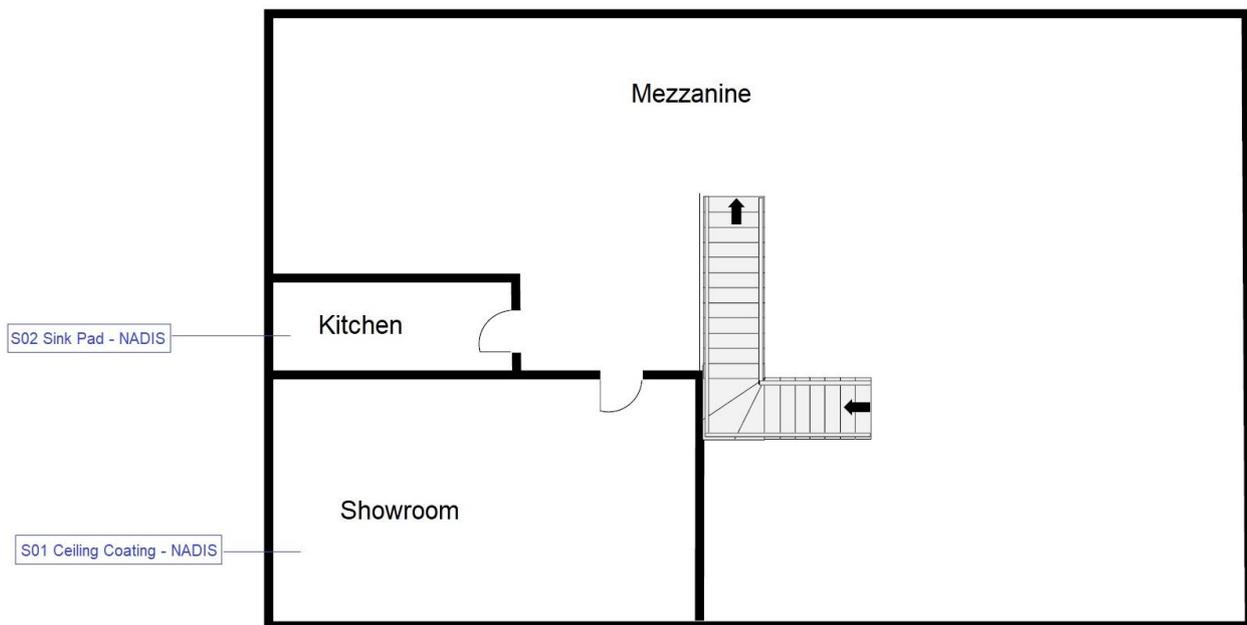
PAGE 1 OF 1

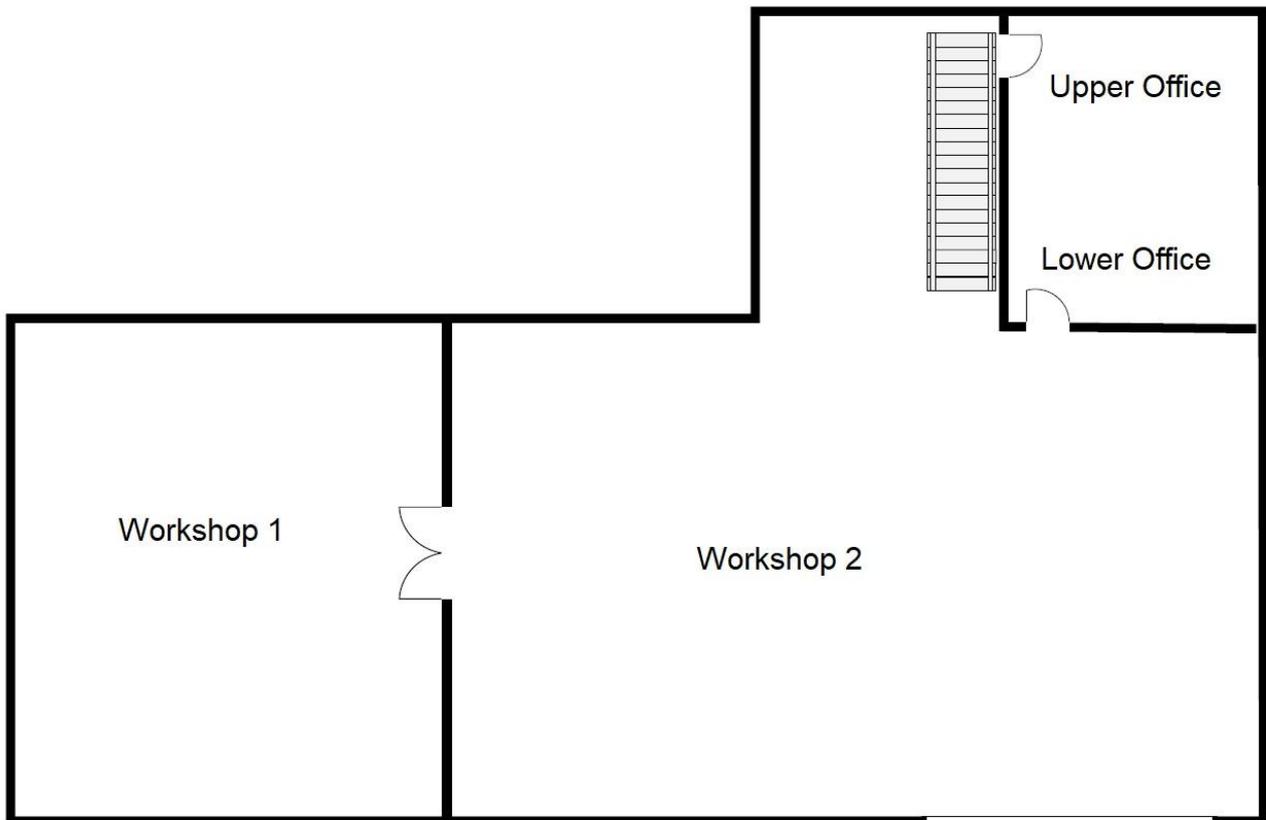


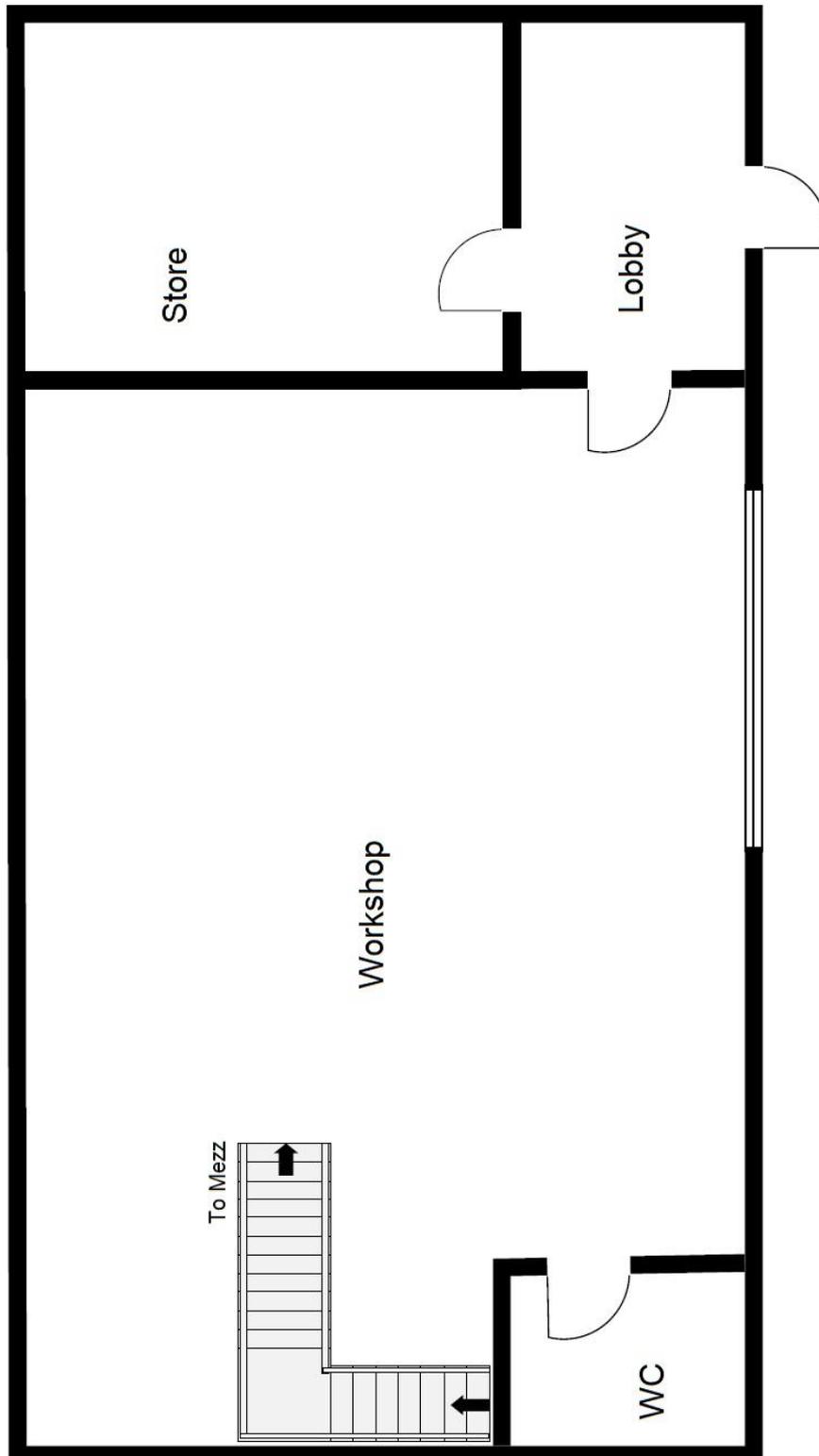
Unit 1



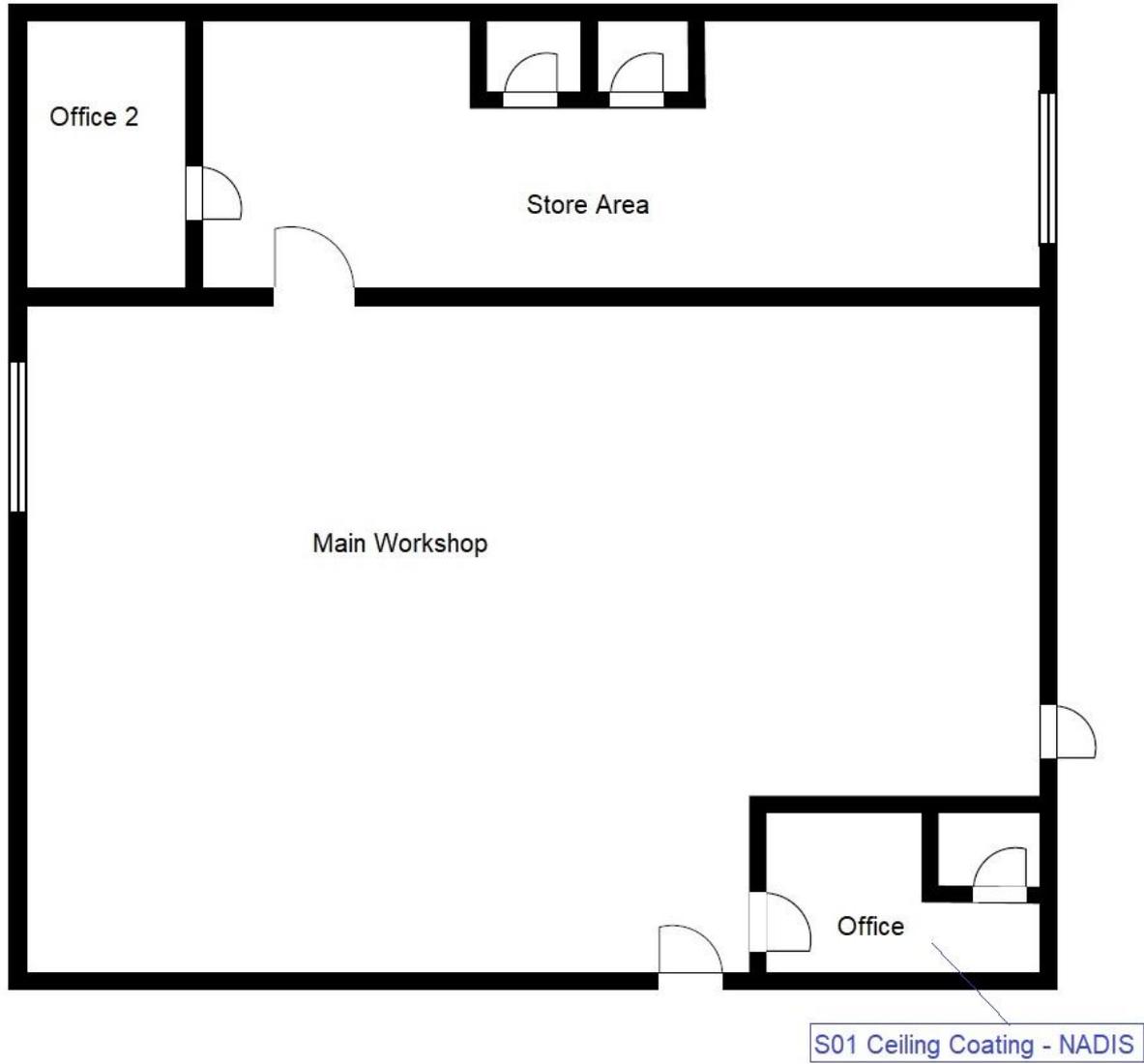
Unit 12 Mezz



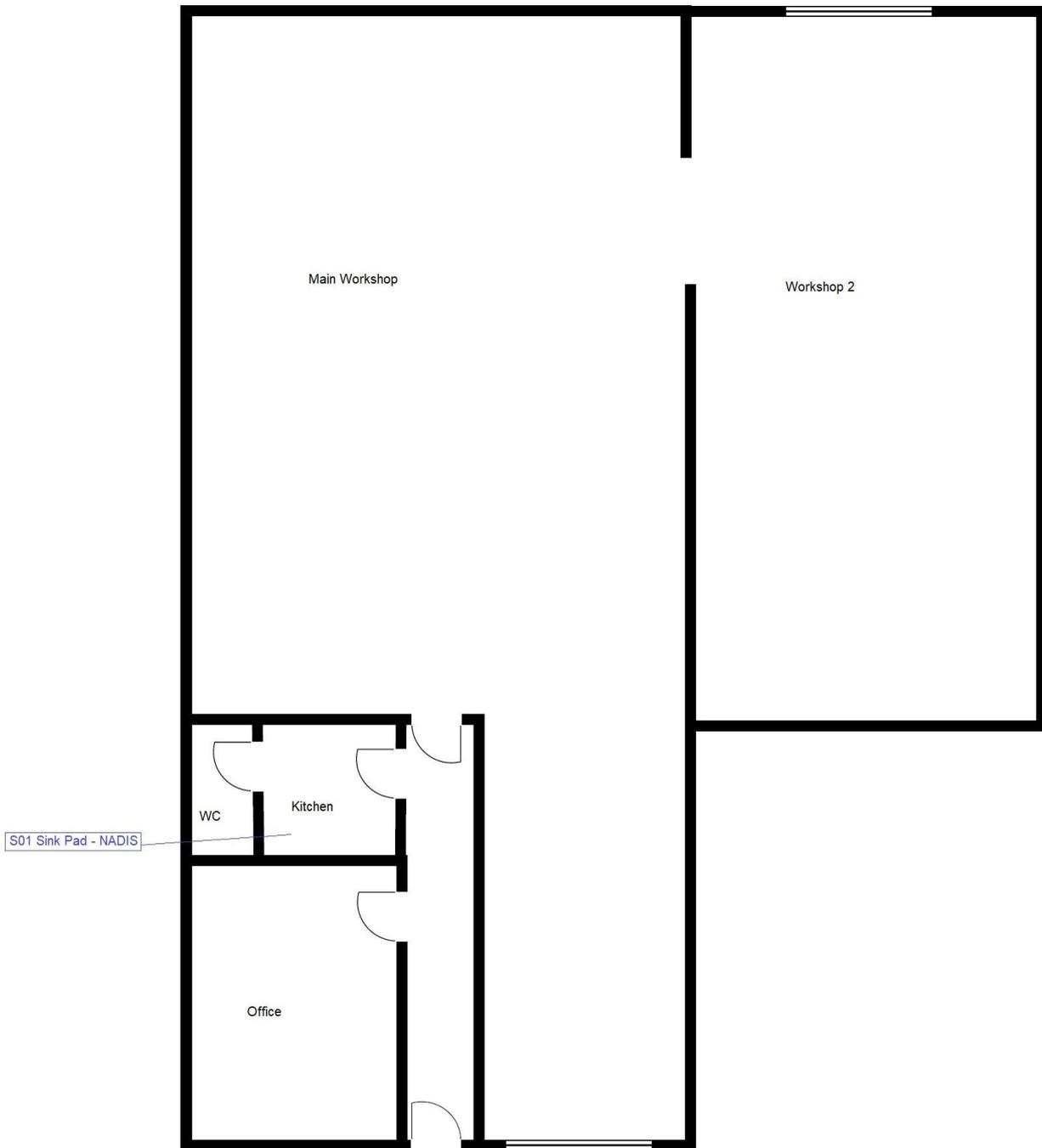




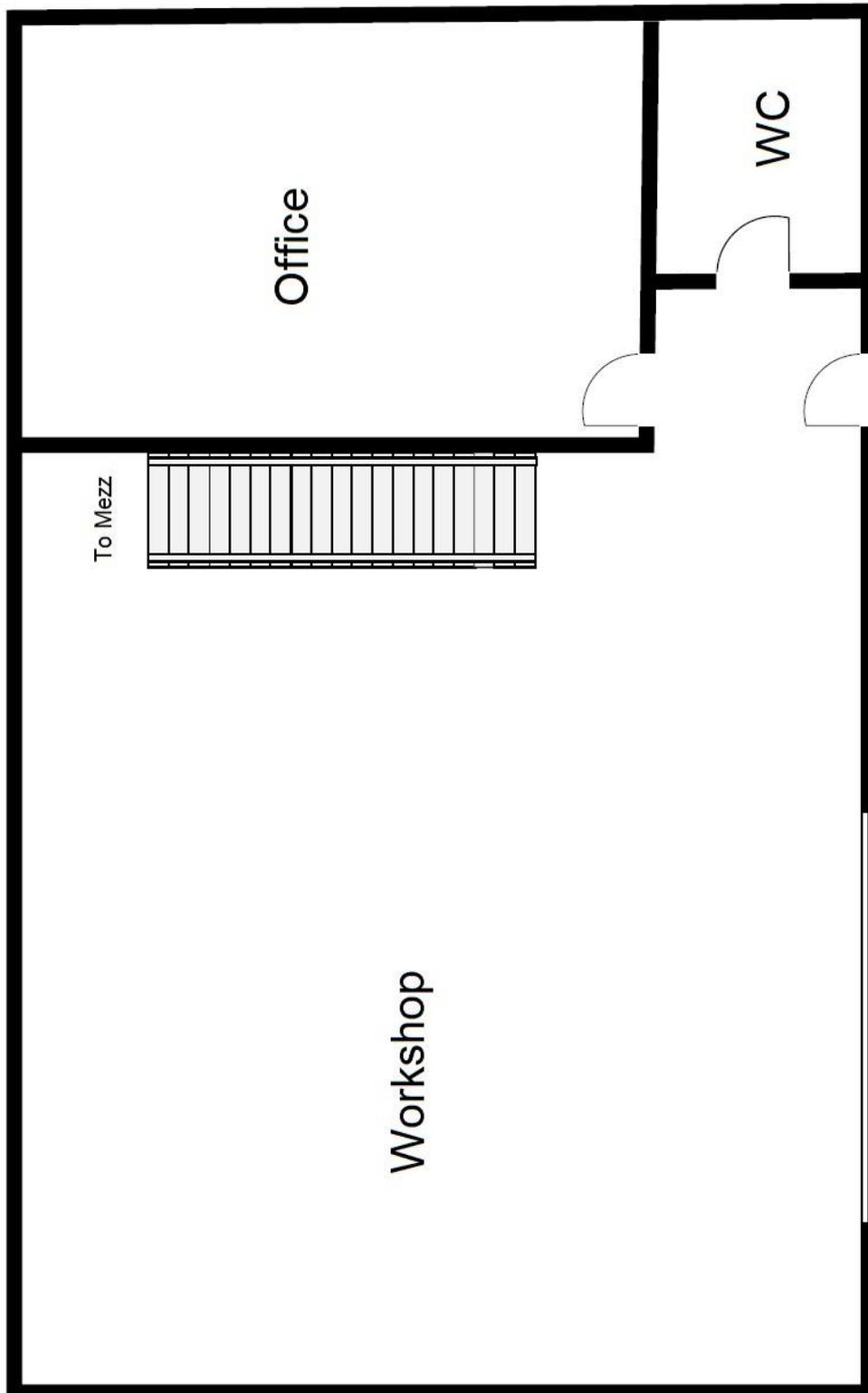
Unit 2



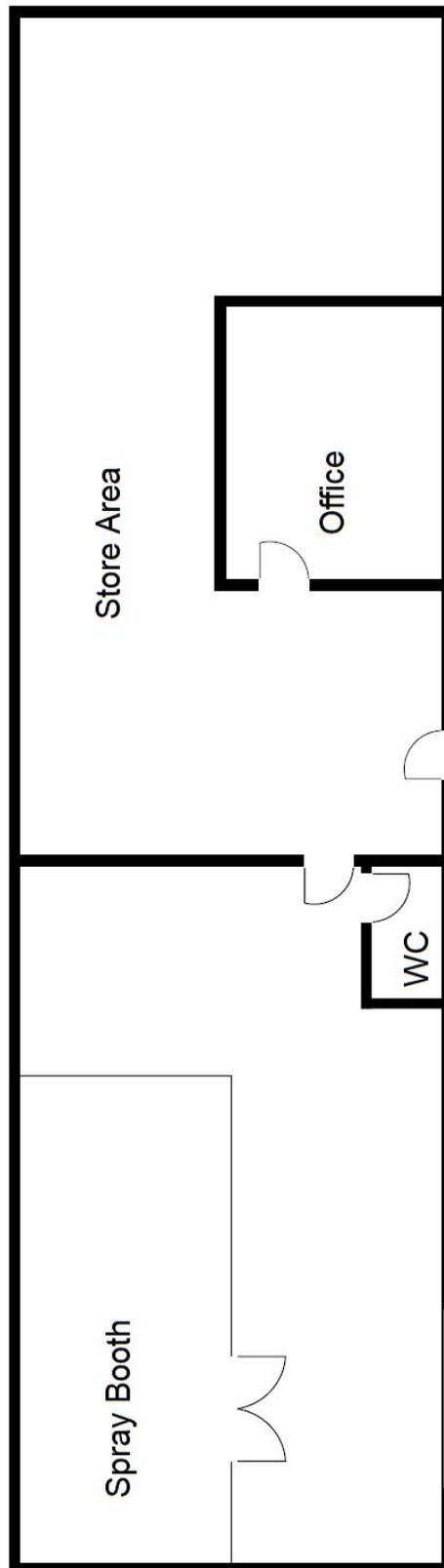
Unit 4



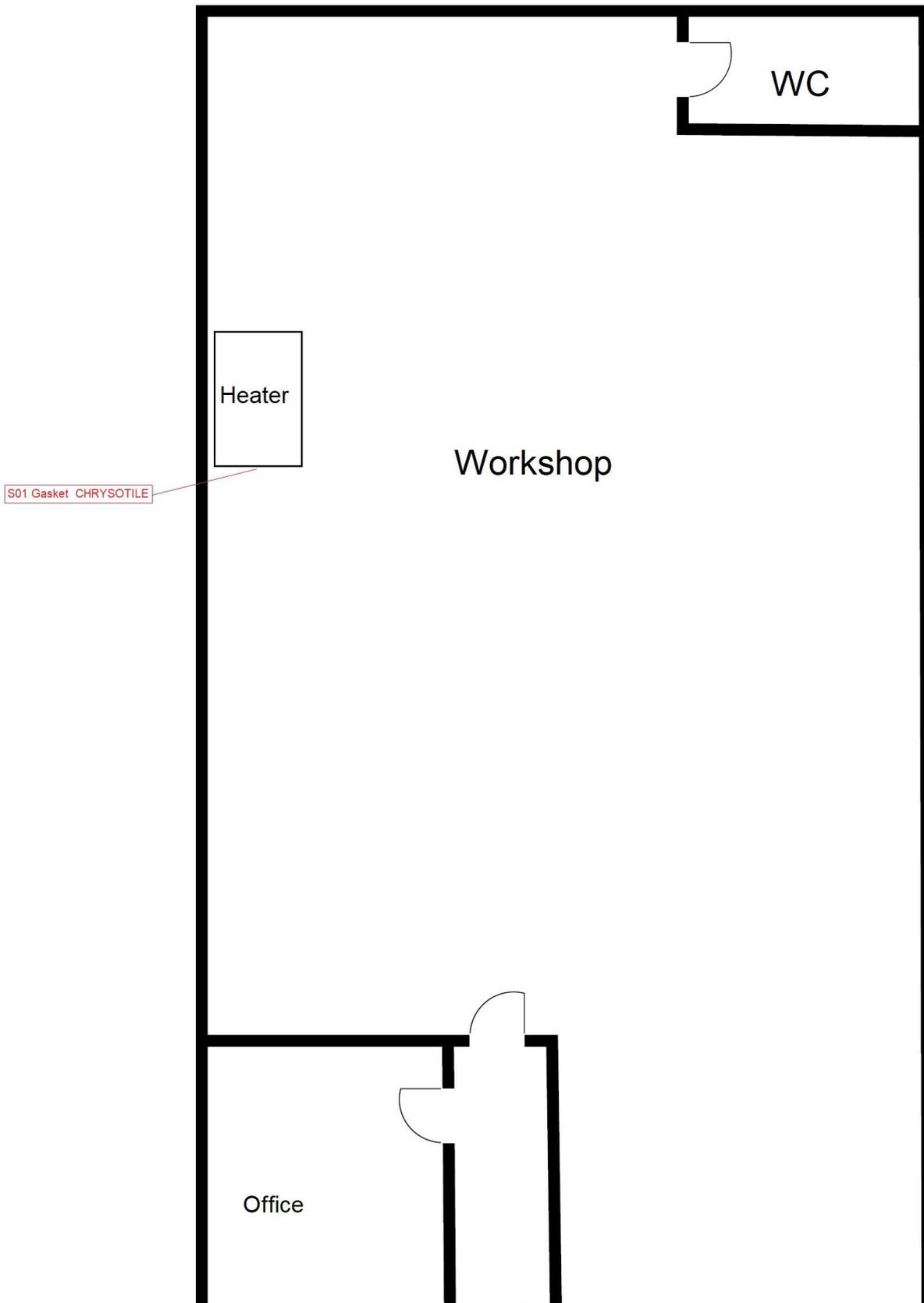
Unit 6

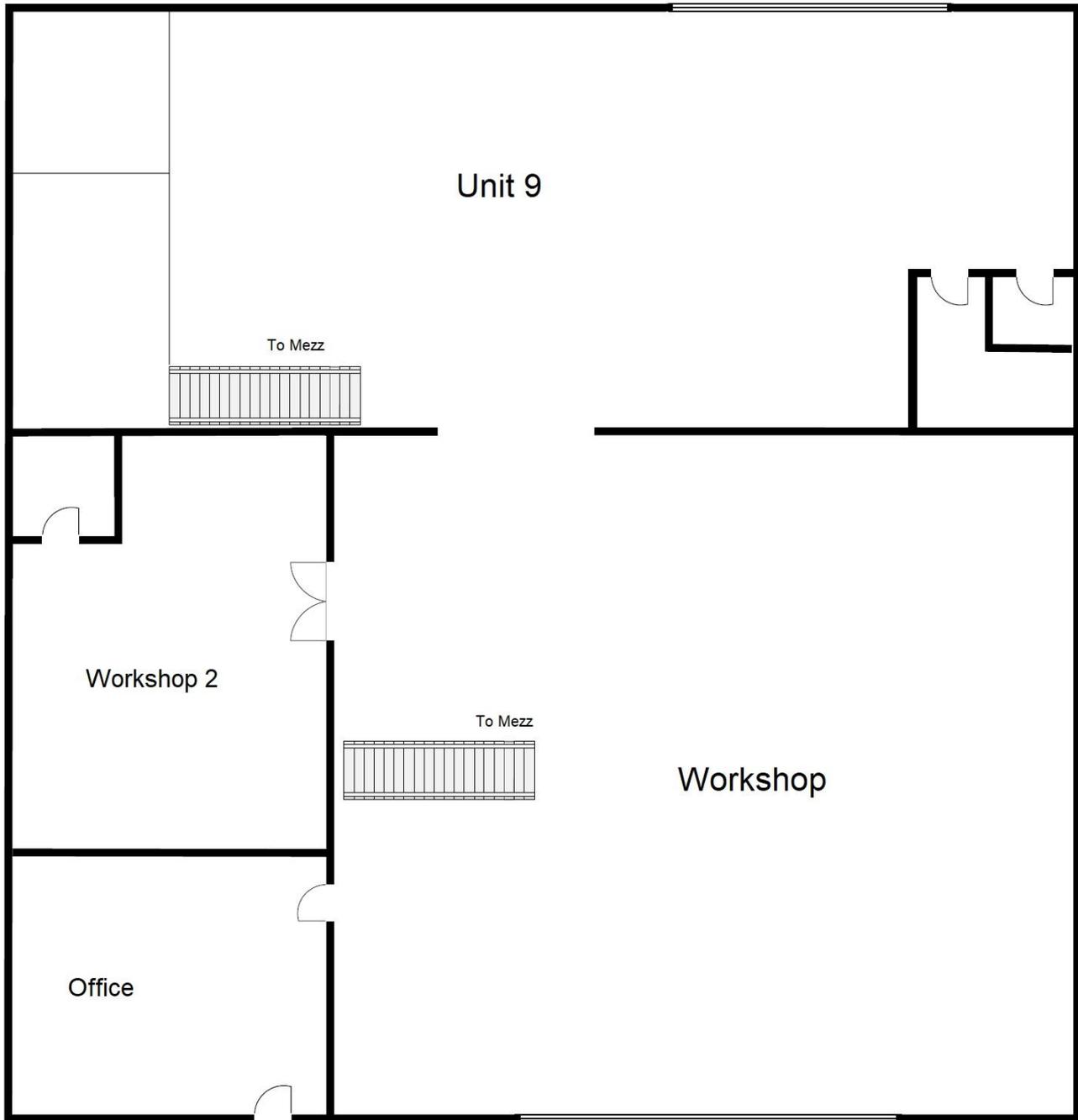


Unit 7



Unit 8





Component / Location	Result	Risk Category
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> Unit 1 > 0 Ground Floor > All Rooms

No Asbestos Detected

> Unit 1 > 1 Roof Level > External

S01 Cloaking Strip

Confirmed  
NADIS

Sample 101

PSC/MV/U1/S01

> Unit 1 > 1 Roof Level > Loft Space

No Asbestos Detected

> Unit 10 > 0 Ground Floor > Workshop

No Asbestos Detected

> Unit 12 > 1 Mezzanine Floor > Kitchen

S02 Sink Pad

Confirmed  
NADIS

Sample 1202

PSC/MV/U12/S02

SPST S01 Ceiling Coating

Strongly Presumed  
NADIS

> Unit 12 > 1 Mezzanine Floor > Showroom

S01 Ceiling Coating

Confirmed  
NADIS

Sample 1201

PSC/MV/U12/S01

> Unit 12 > 1 Mezzanine Floor > Storeroom

No Asbestos Detected

> Unit 15/16 > 0 Ground Floor > All Rooms

No Asbestos Detected

> Unit 15/16 > 1 Mezzanine Floor > Office

No Asbestos Detected

Component / Location	Result	Risk Category
> Unit 17 > 0 Ground Floor > All Rooms		
No Asbestos Detected		
> Unit 17 > 1 Mezzanine Floor > Store Room		
No Asbestos Detected		
> Unit 2 > 0 Ground Floor > Office		
S01 Ceiling Coating	Confirmed NADIS	
	<u>Sample 201</u>	PSC/MV/U2/S01
> Unit 2 > 0 Ground Floor > Stores, Kitcehn & Cloakroom		
No Asbestos Detected		
> Unit 2 > 0 Ground Floor > Workshop		
No Asbestos Detected		
> Unit 4 > 0 Ground Floor > All Rooms		
No Asbestos Detected		
> Unit 4 > 0 Ground Floor > Kitchen		
S01 Sink Pad	Confirmed NADIS	
	<u>Sample 401</u>	PSC/MV/U4/S01
> Unit 6 > 0 Ground Floor > All Rooms		
No Asbestos Detected		
> Unit 6 > 1 Mezzanine Floor > Storeroom		
No Asbestos Detected		
> Unit 7 > 0 Ground Floor > All Rooms		
No Asbestos Detected		

<u>Component / Location</u>	<u>Result</u>	<u>Risk Category</u>
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> Unit 8 > 0 Ground Floor > Office & Cloakroom

No Asbestos Detected

> Unit 8 > 0 Ground Floor > Workshop

S01 Gasket

Confirmed

Chrysotile (White)

C

Sample 801

PSC/MV/U8/S01

> Unit 9 > 0 Ground Floor > All Rooms

No Asbestos Detected

> Unit 9 > 1 Mezzanine Floor > Storeroom

No Asbestos Detected

## No Asbestos Detected

> Unit 1 > 0 Ground Floor > All Rooms

---

Inspection Date                      06/03/2023  
Inspected by                            Paul Craddock  
Next Inspection Date  
Identification

---



## S01 Cloaking Strip

> Unit 1 > 1 Roof Level > External

---

Inspection Date 06/03/2023  
Inspected by Paul Craddock  
Next Inspection Date  
Identification Confirmed  
Asbestos Type NADIS



---

Samples		<u>Estimated Amount</u>	<u>Asbestos Type</u>	<u>Test Report</u>
101	PSC/MV/U1/S01	0	NADIS	ATH.23.03.0390 13/03/2023

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## No Asbestos Detected

> Unit 1 > 1 Roof Level > Loft Space

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Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification

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## No Asbestos Detected

> Unit 10 > 0 Ground Floor > Workshop

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Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification

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## S02 Sink Pad

> Unit 12 > 1 Mezzanine Floor > Kitchen

---

Inspection Date 06/03/2023  
Inspected by Paul Craddock  
Next Inspection Date  
Identification Confirmed  
Asbestos Type NADIS



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Samples		<u>Estimated Amount</u>	<u>Asbestos Type</u>	<u>Test Report</u>
1202	PSC/MV/U12/S02	0	NADIS	ATH.23.03.0390 13/03/2023

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## SPST S01 Ceiling Caoting

> Unit 12 > 1 Mezzanine Floor > Kitchen

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<u>Inspection Date</u>	06/03/2023
<u>Inspected by</u>	Paul Craddock
<u>Next Inspection Date</u>	
<u>Identification</u>	Strongly Presumed
<u>Asbestos Type</u>	NADIS

---



## S01 Ceiling Coating

> Unit 12 > 1 Mezzanine Floor > Showroom

Inspection Date 06/03/2023  
Inspected by Paul Craddock  
Next Inspection Date  
Identification Confirmed  
Asbestos Type NADIS



Samples		<u>Estimated Amount</u>	<u>Asbestos Type</u>	<u>Test Report</u>
1201	PSC/MV/U12/S01	0	NADIS	ATH.23.03.0390 13/03/2023

## No Asbestos Detected

> Unit 12 > 1 Mezzanine Floor > Storeroom

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Inspection Date 06/03/2023  
Inspected by Paul Craddock  
Next Inspection Date  
Identification

---



## No Asbestos Detected

> Unit 15/16 > 0 Ground Floor > All Rooms

---

Inspection Date                      06/03/2023  
Inspected by                         Paul Craddock  
Next Inspection Date  
Identification

---



## No Asbestos Detected

> Unit 15/16 > 1 Mezzanine Floor > Office

---

Inspection Date                      06/03/2023  
Inspected by                         Paul Craddock  
Next Inspection Date  
Identification



## No Asbestos Detected

> Unit 17 > 0 Ground Floor > All Rooms

---

Inspection Date                      06/03/2023  
Inspected by                            Paul Craddock  
Next Inspection Date  
Identification

---



## No Asbestos Detected

> Unit 17 > 1 Mezzanine Floor > Store Room

---

Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification



## S01 Ceiling Coating

> Unit 2 > 0 Ground Floor > Office

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Inspection Date 06/03/2023  
Inspected by Paul Craddock  
Next Inspection Date  
Identification Confirmed  
Asbestos Type NADIS



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Samples		<u>Estimated Amount</u>	<u>Asbestos Type</u>	<u>Test Report</u>
201	PSC/MV/U2/S01	0	NADIS	ATH.23.03.0390 13/03/2023

---

## No Asbestos Detected

> Unit 2 > 0 Ground Floor > Stores, Kitcehn & Cloakroom

---

Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification



## No Asbestos Detected

> Unit 2 > 0 Ground Floor > Workshop

---

Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification

---



## No Asbestos Detected

> Unit 4 > 0 Ground Floor > All Rooms

---

Inspection Date                      06/03/2023  
Inspected by                         Paul Craddock  
Next Inspection Date  
Identification

---



## S01 Sink Pad

> Unit 4 > 0 Ground Floor > Kitchen

---

Inspection Date 06/03/2023  
Inspected by Paul Craddock  
Next Inspection Date  
Identification Confirmed  
Asbestos Type NADIS



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Samples		<u>Estimated Amount</u>	<u>Asbestos Type</u>	<u>Test Report</u>
401	PSC/MV/U4/S01	0	NADIS	ATH.23.03.0390 13/03/2023

---

## No Asbestos Detected

> Unit 6 > 0 Ground Floor > All Rooms

---

Inspection Date                      06/03/2023  
Inspected by                         Paul Craddock  
Next Inspection Date  
Identification

---



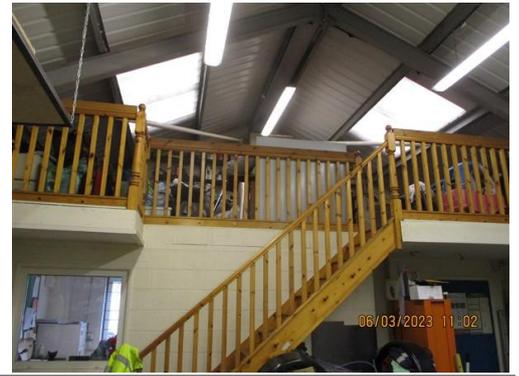
## No Asbestos Detected

> Unit 6 > 1 Mezzanine Floor > Storeroom

---

Inspection Date                      06/03/2023  
Inspected by                            Paul Craddock  
Next Inspection Date  
Identification

---



## No Asbestos Detected

> Unit 7 > 0 Ground Floor > All Rooms

---

Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification

---



## No Asbestos Detected

> Unit 8 > 0 Ground Floor > Office & Cloakroom

---

Inspection Date                      06/03/2023  
Inspected by                         Paul Craddock  
Next Inspection Date  
Identification



## S01 Gasket

> Unit 8 > 0 Ground Floor > Workshop



<u>Inspection Date</u>	06/03/2023
<u>Inspected by</u>	Paul Craddock
<u>Next Inspection Date</u>	05/09/2023
<u>Identification</u>	Confirmed
<u>Asbestos Type</u>	Chrysotile (White)

### Material Assessment :

<u>Asbestos Type</u> 1	Chrysotile (White)
<u>Product Type</u> 2	Asbestos Insulating Board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
<u>Extent of Damage / Deterioration</u> 1	Low damage. A few scratches or surface marks, broken edges on boards, tiles etc.
<u>Surface Treatment</u> 2	Unsealed asbestos insulating board, or encapsulated lagging and sprays.

### Priority Assessment :

<u>Type of Activity</u> 1	Low disturbance activities (eg office type activity)
<u>Location</u> 1	Large rooms or well-ventilated areas
<u>Accessibility</u> 0	Usually inaccessible or unlikely to be disturbed
<u>Extent / Amount</u> 0	Small amounts or items (eg strings, gaskets)
<u>Number of Occupants</u> 1	1-3
<u>Frequency of Use</u> 3	Daily
<u>Average time each use</u> 1	1 to 3 hours
<u>Maintenance Type</u> 2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
<u>Maintenance Frequency</u> 1	<=1 per year

<u>Actions</u>	<u>Due By</u>	<u>Estimated Cost</u>	<u>Status</u>
Maintain and Update log of ACMs	16/03/2023		Active
Encapsulate	16/03/2023		Active
Monitor Condition	28/04/2023		Active

<u>Samples</u>	<u>Estimated Amount</u>	<u>Asbestos Type</u>	<u>Test Report</u>
801      PSC/MV/U8/S01	1	Chrysotile (White)	ATH.23.03.0390
	m		13/03/2023

## No Asbestos Detected

> Unit 9 > 0 Ground Floor > All Rooms

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Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification

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## No Asbestos Detected

> Unit 9 > 1 Mezzanine Floor > Storeroom

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Inspection Date                      06/03/2023  
Inspected by                          Paul Craddock  
Next Inspection Date  
Identification

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Sample Id: PSC/MV/U1/S01  
**101** S01 Cloaking Strip  
> Unit 1 > 1 Roof Level > External

Inspection Date: 06/03/2023  
Surveyed By: PV Environmental Surveys  
Laboratory: Athena Environmental  
Test Report Date: 13/03/2023  
Test Report No: ATH.23.03.0390  
Quantity: 0  
Test Result NADIS

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Sample Id: PSC/MV/U2/S01  
**201** S01 Ceiling Coating  
> Unit 2 > 0 Ground Floor > Office

Inspection Date: 06/03/2023  
Surveyed By: PV Environmental Surveys  
Laboratory: Athena Environmental  
Test Report Date: 13/03/2023  
Test Report No: ATH.23.03.0390  
Quantity: 0  
Test Result NADIS

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Sample Id: PSC/MV/U4/S01  
**401** S01 Sink Pad  
> Unit 4 > 0 Ground Floor > Kitchen

Inspection Date: 06/03/2023  
Surveyed By: PV Environmental Surveys  
Laboratory: Athena Environmental  
Test Report Date: 13/03/2023  
Test Report No: ATH.23.03.0390  
Quantity: 0  
Test Result NADIS

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Sample Id: PSC/MV/U8/S01  
**801** S01 Gasket  
 > Unit 8 > 0 Ground Floor > Workshop

Inspection Date: 06/03/2023  
 Surveyed By: PV Environmental Surveys  
 Laboratory: Athena Environmental  
 Test Report Date: 13/03/2023  
 Test Report No: ATH.23.03.0390  
 Quantity: 1 m  
 Test Result Chrysotile (White)

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Sample Id: PSC/MV/U12/S01  
**1201** S01 Ceiling Coating  
 > Unit 12 > 1 Mezzanine Floor > Showroom

Inspection Date: 06/03/2023  
 Surveyed By: PV Environmental Surveys  
 Laboratory: Athena Environmental  
 Test Report Date: 13/03/2023  
 Test Report No: ATH.23.03.0390  
 Quantity: 0  
 Test Result NADIS

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Sample Id: PSC/MV/U12/S02  
**1202** S02 Sink Pad  
 > Unit 12 > 1 Mezzanine Floor > Kitchen

Inspection Date: 06/03/2023  
 Surveyed By: PV Environmental Surveys  
 Laboratory: Athena Environmental  
 Test Report Date: 13/03/2023  
 Test Report No: ATH.23.03.0390  
 Quantity: 0  
 Test Result NADIS

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2023/03/06 M

Start Date 06/03/2023

End Date 07/03/2023

Type of Survey Management

Completed Yes

Surveyor PV Environmental Surveys

Address 3rd Floor  
 29 Gabriel's Hill  
 Maidstone  
 Kent  
 ME15 6HX

Telephone 0845 226 5061

Fax

E-mail info@pves.co.uk

Laboratory Athena Environmental

Address Suite 3  
 Sopwith House  
 Hurricane Way  
 Wickford  
 SS11 8YU

Telephone 01268 761171

Fax 01268 761003

E-mail info@athena-env.co.uk

## Site Contacts

Name

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Mr & Mrs J Thomas

Duty Holder

07933 779345

## Emergency Procedures

Details

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Turn off all air handling units

Close off affected area

Notify those possibly affected of possible contamination to clothing and strongly suggest decontamination prior to leaving the locality

Spray water or fire extinguisher foam to reduce air born exposure

Recruit the assistance of licensed asbestos contractors to assist in control or decontamination

Notify all visitors of presumed asbestos contamination and isolate incident area

Request a local UKAS registered laboratory to undertake sampling and risk assessments

Prevent all unnecessary exposure or travel through the contamination area

Where airborne exposure is likely to have travelled through the building consider evacuation as a duty under the Health & safety at work act 1974 and in particular the Management of Health & safety regulations

## ACM

Asbestos Containing Material

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## Category A Risk

This is a high risk situation in which there is a significant possibility that loose asbestos may be dispersed. Some immediate plans for remedial work are usually required and the area should be isolated from access except for adequately trained personnel.

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## Category B Risk

The risk is lower but there is still a potential for significant fibre release from further damage or disturbance. A program of remedial works which may include removal should be planned for completion within about 12 months, depending on resources. In the meantime some emergency repairs or isolation may be required.

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## Category C Risk

This is a low risk material which does not require immediate work, removal where required can be planned with suitable budgets and time frame. In the meantime it may be labelled and subject to inspection and re-assessment at suitable periods.

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## Category D Risk

This is a very low risk material which will only need removal if serious damage or deterioration is detected in periodic inspections

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## N A D

No Asbestos Detected

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## NADIS

No Asbestos Detected In Samples

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