

**Asbestos Management Survey Report
Of
Hartshill Bungalow
Thong lane
Shorne
Gravesend
Kent
DA12 3HE**



No Asbestos Detected

Client: Carter Jonas HE
Order Placed By: Khadeza Yasmin
MCP Project Number: M-143968
UPRN: 4716058

Survey Date: 18/03/2024
Report Date: 26/03/2024

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1.0 Executive Summary

1.1 Scope of Works

Khadeza Yasmin of Carter Jonas HE has commissioned MCP Environmental to undertake an Asbestos Management Survey at Hartshill Bungalow, Thong lane, Shorne, Gravesend, Kent, DA12 3HE.

The scope of the survey should also be noted in conjunction with the access limitations as detailed in Section 4.

The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's to allow basic maintenance duties within the property and for management and stock condition purposes.

Although the presence of asbestos within non-accessed areas has not been confirmed, caution should be exercised, and all non-accessed areas should be presumed to contain asbestos until proven otherwise. If any works are to be carried out in these areas in the future it is necessary for these areas to be inspected beforehand.

1.2 Recommended Actions

Below is a summary of all identified and presumed asbestos and guidance on necessary actions which should be taken to prevent potential exposure to Asbestos Containing Materials (ACMs).

The recommendations provided are based primarily on reducing the Material Assessment parameters, e.g. through encapsulation or removal.

Please contact MCP for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your Management Plan, and scheduling re-inspections.

1. Executive Summary

1.3 Asbestos Register

Table 1 Asbestos Register

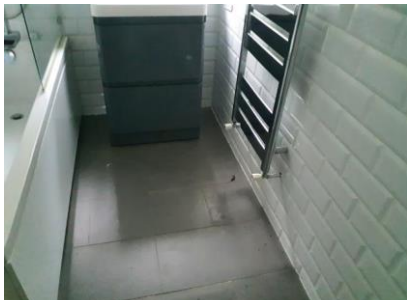
Area Ref	Location	Sample Description	Level of Identification	Material Assessment						Recommendation
				Approx Extent	Product Type	Condition of ACM	Surface Treatment	Asbestos Type	Total Score	
No asbestos containin g materials were located										

1. Executive Summary

1.4 Non-accessed / Limited Access Areas

The following areas or items have been excluded from the survey and must be presumed to contain asbestos. Further inspection and testing is recommended to these areas and/or items when they become accessible.

Area Ref	Location	Area/Item Not Accessed	Reason for Non-access	Photo
004	Hartshill Bungalow / Ground Floor Bedroom 2	under Flooring	No access gained No access beneath Laminate Flooring due to the amount of damage it may cause	
005	Hartshill Bungalow / Ground Floor Bedroom 3	under Flooring	No access gained No access beneath Laminate Flooring due to the amount of damage it may cause	
006	Hartshill Bungalow / Ground Floor Ensuite 1	behind Ceramic Wall and Floor Tiles	No access gained No access behind Ceramic Wall and Floor Tiles due to the damage it would cause	

Area Ref	Location	Area/Item Not Accessed	Reason for Non-access	Photo
007	Hartshill Bungalow / Ground Floor Bedroom 4	under Flooring	No access gained No access beneath Laminate Flooring due to the amount of damage it may cause	
008	Hartshill Bungalow / Ground Floor Bathroom	behind Ceramic Wall, Floor Tiles & bath panel	No access gained No access behind Ceramic Wall, Floor Tiles or behind Bath Panel due to the damage it would cause	
009	Hartshill Bungalow / Ground Floor Bedroom 5	under Flooring	No access gained No access beneath Laminate Flooring due to the amount of damage it may cause	
010	Hartshill Bungalow / Ground Floor Ensuite 2	behind Ceramic Wall and Floor Tiles	No access gained No access behind Ceramic Wall and Floor Tiles due to the damage it would cause	

Area Ref	Location	Area/Item Not Accessed	Reason for Non-access	Photo
011	Hartshill Bungalow / Ground Floor WC	behind Ceramic Wall and Floor Tiles	No access gained No access behind Ceramic Wall and Floor Tiles due to the damage it would cause	
012	Hartshill Bungalow / Ground Floor Hall	under Flooring	No access gained No access beneath Ceramic Floor Tiles due to the damage it would cause	
013	Hartshill Bungalow / Ground Floor Bedroom 6	under Flooring	No access gained No access beneath Laminate Flooring due to the amount of damage it may cause	
014	Hartshill Bungalow / Ground Floor Lounge	under Flooring	No access gained No access beneath Ceramic Floor Tiles due to the damage it would cause	

Area Ref	Location	Area/Item Not Accessed	Reason for Non-access	Photo
015	Hartshill Bungalow / Ground Floor Kitchen	under Flooring & behind fireplace surrounds	No access gained No access beneath Ceramic Floor Tiles or within fireplace surrounds due to the damage it would cause	
016	Hartshill Bungalow / Ground Floor Utility	under Flooring	No access gained No access beneath Ceramic Floor Tiles due to the damage it would cause	

1.0 Executive Summary

1.5 Introduction

The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's to allow the day to day management of the building which includes basic maintenance duties.

The aim of a Management Survey is to:

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACMs
2. Inspect and record information on the accessibility, condition, and surface treatment of known or presumed ACMs
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

Generally, if inspection of an area is possible via a hatch or moveable panel this will be included within the remit of a Management Survey. Inspection of areas that would require dismantling of fixtures and fittings or damage to such items does not fall within the remit of a Management Survey.

This Management Survey includes a material assessment and a priority assessment (if requested) of the identified or presumed ACM's, these assessments are explained in the following sections of this report.

A survey usually involves sampling and analysis to confirm the presence or absence of asbestos; however, presumptions may also have been used within this report to presume the presence of ACMs.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report.

Although the presence of asbestos within non-accessed areas has not been confirmed, caution should be exercised, and all non-accessed areas should be presumed to contain asbestos until proven otherwise. If any works are to be carried out in these areas in the future it is necessary for these areas to be inspected beforehand.

For a building occupier to meet their duties under Reg 4 of the Control of Asbestos Regulations 2012 they must implement a Management Plan for known or presumed ACMs. This Survey Report can be used as a basis to start developing a Management Plan and prioritise actions but does not constitute a Management Plan as required under the Control of Asbestos Regulations 2012. Further guidance on the implementation of asbestos Management Plans can be found in the HSE Guidance documents HSG 227 "A Comprehensive Guide to Managing Asbestos in Premises".

2. General Information & Quality Assurance

Survey Carried Out By	James Bennett	of	MCP Environmental	on	18/03/2024
Property Construction	Traditional brick built construction with a pitched roof.				
Property Age	1965-1980 (Later post-war)	Current Use	Void.		
Previous Asbestos Information	No	Requested Survey Type	Management	No of Samples	1
Elevation Photos					
Elevation 1		Elevation 2		Elevation 3	
This survey was carried out in accordance with the Health and Safety Executive's guidance document – HSG 264 and MCP's own in-house procedures.					
Report Generated By	Damian Godward	of	MCP Environmental	on	26/03/2024
Report Quality Checked and Authorised by	Damian Godward	of	MCP Environmental	on	26/03/2024
					
This report has been compiled for the sole use of Carter Jonas HE and should not be relied upon by any third party or organisation. The data contained within this report is intended to provide information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual purpose. As the report has been quality checked and authorised as above then this is evidence the requirements of the work order and contract have been reviewed and also met.					

3. Surveying Procedures

3.1 Visual Inspection

MCP Environmental carried out a visual inspection of the building(s) on the survey date, which involved checking (e.g. tapping and prodding) of all areas and materials within the scope of the survey in accordance with HSG264 and any client requirements.

The purpose of the inspection was to identify locations where the presence of asbestos is suspected and to plan for the testing of representative samples where practicable.

The inspection also enabled informed judgements to be made by the surveyor about the likelihood of asbestos being present in situations where samples could not be taken.

The surveyor will record non-suspect items as part of the survey. This will include non-asbestos materials which can be confused as containing asbestos by those who have less experience of ACMs. These materials will be found in the room composition table (section 5.1) but it must be noted that any materials identified in the asbestos register as identified or presumed will also be present as this table is an all-encompassing list.

3.2 Sampling

During the sampling process, care was taken to verify that the samples were representative of the situation and the medium in which asbestos contamination was suspected. Sampling was carried out to the surveyed areas in accordance with the method specified in HSG 264 and MCP's own in-house procedures.

Sample sizes will typically be

- 3-5cm² for most materials
- 20cm² for textured coatings, paints and plasters when sampled which will include a minimum two sub samples placed into the same bag as a composite sample.
- 9cm² for water absorption testing where requested / agreed with the MCP project manager for the contract

All samples will include taking the full depth of the material where possible without compromising the integrity of those materials. Sample points will be sealed after sampling where required in-line with procedures.

Regulation 4 of CAR 2012 allows materials to be 'presumed' or 'strongly presumed' to contain asbestos during a survey.

A material will be 'strongly presumed' by the surveyor if:

- Laboratory analysis has confirmed the presence of asbestos in a similar construction material.
- There are materials in which asbestos is very common due to the age of construction (e.g. corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards).
- There are materials that look very much like an A.C.M such as thermal insulation on a pipe where fibres are clearly visible.

The surveyor will 'Presume' asbestos to be present if:

- There is insufficient evidence (e.g. no analysis) to confirm that a material is asbestos free.
- There are areas or materials that were not accessed or inspected at the time of the survey.

4. Limitations of Survey

4.1 Asbestos Containing Materials (ACM's)

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate, though further undetected A.C.M.'s may still be present within the premises. The Client should therefore be aware of his responsibilities for identifying, locating, removing, and/or managing all ACM's within the premises.

4.2 Management Survey Limitations

During a survey, every effort is made to locate all ACM's as far as is reasonably practicable. However, because of the many uses of Asbestos in composite structures and inaccessible places, MCP Environmental cannot guarantee that all ACM's will have been located during the survey as in some cases only Refurbishment or Demolition may reveal ACM's hidden within the fabric of a building.

The following areas **may** have been excluded because they are found to be either inaccessible due to the physical nature of the premises, the extraction of samples would have affected the functional integrity of the article or access could have endangered the surveyor:

- Beyond fixed or fitted products suspected to be an A.C.M. (LARC may be required to provide safe access)
- The grounds surrounding a survey location, unless specifically requested within the scope of the survey, excluding standard domestic yards/gardens.
- No fixtures, fittings or furniture will be moved to allow access, unless the client specifically requests, as this will cause disruption to the working environment, and increases the likelihood of disturbances and damages to in-situ A.C.M.'s.
- Stuck down Carpets, laminate flooring and other sealed floor coverings, along with floorboards will not be removed unless specified by the client, as these cannot be put back down in the same condition as they were found.
- No internal inspections will be made into any electrical plant/machinery, which is considered live. Assumptions to typical ACM's within the electrical plant/machinery will be made.
- No internal inspections will be made into any gas plant/machinery, boilers etc, which is considered live. Assumptions to typical ACM's within the gas plant/machinery, boilers etc will be made.
- No internal inspections will be made into the fabric of a building, into soft furnishings, fire doors, behind boxing and panels and hatches that cannot be put back in the same condition as they were found. This also includes beyond plaster skim surface coverings and floor screeds that are not easily detected from knocking & prodding inspection techniques.
- No internal inspection will be made into concealed voids (e.g. flues and back boilers beneath fireplaces), spaces and pipes, unless it is the specific request of the client, and MCP Environmental has undertaken risk assessments, which have declared the area, safe to access.
- Area's outside our standard ladder height of 5.5m unless requested in advance and safe to do so.

4.3 Inspections

We recommend that further inspection, sampling, and testing be carried out in areas that are not accessed or are outside of the scope of the survey. These fall into two categories:

- Buildings and areas, for which access could not be obtained during the survey work.
- Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, in these to establish the nature and extent of the material.

4. Limitations of Survey

4.4 Survey Disclaimers

- All areas and materials excluded from this asbestos survey require further inspection and testing unless the duty holder already has a sufficient assessment for the areas/items in question.
- Presumed ACM's have not been sampled; therefore, they are presumed to contain Asbestos. These materials require further inspection and testing when they become accessible or are safe to sample, until which time they should be presumed to contain Asbestos.
- MCP Environmental did not carry out inspections and testing to any non-accessed areas and materials as they were not accessed at the time of the survey.
- MCP Environmental cannot accept liability for any ACM's uncovered, which may be found in areas outside of the scope of the survey.
- The data contained within this report is intended to provide information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual or pricing purpose.
- MCP Environmental carried out a material assessment and gave recommendations on the survey date. The material assessment scores and recommendations given to all identified, strongly presumed & presumed ACM's are based on the judgement of the surveyor on the survey date along with the laboratory analytical result. If any change to the condition, accessibility, or surface treatment of an identified, strongly presumed, or presumed ACM's is noted, re-assessment is required.
- The accessibility of a product is not incorporated into the material assessment score.
- If any works are to be carried out, which may cause disturbance/damage to any presumed, strongly presumed or identified ACM's. Re-assessment is required.
- The information contained within the Area and Sample Summaries should only be used in conjunction with all other information contained within an MCP Environmental full survey report. In particular, the client should always refer to the survey limitations prior to commencing any works.
- Although the MCP Environmental surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the Client under CAR 2012 is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the activities carried out within the premises. The risk assessment will form the basis of the Asbestos Management Plan. Further information on risk assessments and management of asbestos is available in HSE guidance document (HSG 227). MCP Environmental did not carry out a priority assessment on the survey date unless the client requested us to do so.
- MCP Environmental is not accredited to undertake priority risk assessments and when carried out will be present in a separate report. We will not carry out priority risk assessments on the survey date unless the client instructs us to.
- Where MCP Asbestos Removals Department are invited to provide a quote for removal of any ACM's identified in this survey report, the Asbestos Surveying Department would encourage the client to seek alternative quotes from further providers for comparison purposes. This will satisfy independence clauses of ISO17020:2012.
- Decorative coatings and paints etc. (such as "Artex") may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative sample results. Where both positive and negative samples are obtained for the same pattern likely installed at the same time the client should presume that the textured coatings contain Chrysotile throughout even though a non-detected result has been obtained

- Random sampling of paints and plasters are not undertaken unless specifically requested by the client unless the surveyor has a specific reason for sampling such materials, i.e., where used for insulation and fire protection purposes.
- Due to the non-homogenous nature of some thermal insulation products it is possible to obtain both a positive and negative result when sampling the same material. In instances where this occurs then all sample results for the given insulation type should be treated as containing asbestos. This applies to all thermal insulation and insulation residues and debris.
- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.
- Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item. It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore MCP Environmental cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.
- This report does not include investigations into land contamination associated with asbestos or any other contaminant.

5. Survey Findings

5.1 Area Summary Table

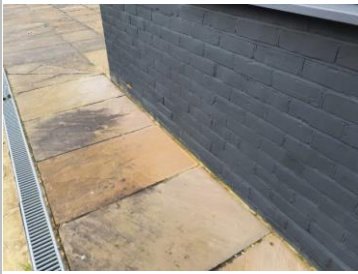
Area Ref	Location	Room Composition	Non-accessed Features
004	Hartshill Bungalow / Ground Floor Bedroom 2	Ceiling : Plaster and plasterboard; Floor: Laminate flooring; Walls : Plastered brick / block / concrete;	under Flooring: No access beneath Laminate Flooring due to the amount of damage it may cause;
005	Hartshill Bungalow / Ground Floor Bedroom 3	Ceiling : Plaster and plasterboard; Floor: Laminate flooring; Walls : Plastered brick / block / concrete;	under Flooring: No access beneath Laminate Flooring due to the amount of damage it may cause;
006	Hartshill Bungalow / Ground Floor Ensuite 1	Ceiling : Plaster and plasterboard; Floor: Ceramic tiles; Toilet cistern : Ceramic; Walls : Ceramic tiles; Waste pipe : Plastic;	behind Ceramic Wall and Floor Tiles: No access behind Ceramic Wall and Floor Tiles due to the damage it would cause;
007	Hartshill Bungalow / Ground Floor Bedroom 4	Ceiling : Plaster and plasterboard; Floor: Laminate flooring; Walls : Plastered, plasterboard, brick and block;	under Flooring: No access beneath Laminate Flooring due to the amount of damage it may cause;
008	Hartshill Bungalow / Ground Floor Bathroom	Bath panel : Plastic; Ceiling : Plaster and plasterboard; Floor: Ceramic tiles; Toilet cistern : Ceramic; Walls : Ceramic tiles; Waste pipe : Plastic;	behind Ceramic Wall, Floor Tiles & bath panel: No access behind Ceramic Wall, Floor Tiles or behind Bath Panel due to the damage it would cause;
009	Hartshill Bungalow / Ground Floor Bedroom 5	Ceiling : Plaster and plasterboard; Floor: Laminate flooring; Walls : Plastered, plasterboard, brick and block;	under Flooring: No access beneath Laminate Flooring due to the amount of damage it may cause;
010	Hartshill Bungalow / Ground Floor Ensuite 2	Ceiling : Plaster and plasterboard; Floor: Ceramic tiles; Toilet cistern : Ceramic; Walls : Ceramic tiles; Waste pipe : Plastic;	behind Ceramic Wall and Floor Tiles: No access behind Ceramic Wall and Floor Tiles due to the damage it would cause;
011	Hartshill Bungalow / Ground Floor WC	Ceiling : Plaster and plasterboard; Floor: Ceramic tiles; Toilet cistern : Ceramic; Walls : Ceramic tiles; Waste pipe : Plastic;	behind Ceramic Wall and Floor Tiles: No access behind Ceramic Wall and Floor Tiles due to the damage it would cause;
012	Hartshill Bungalow / Ground Floor Hall	Ceiling : Plaster and plasterboard; Electrical consumer unit : Modern; Floor: Ceramic tiles; Walls : Plastered, plasterboard, brick and block;	under Flooring: No access beneath Ceramic Floor Tiles due to the damage it would cause;
013	Hartshill Bungalow / Ground Floor Bedroom 6	Ceiling : Plaster and plasterboard; Floor: Laminate flooring; Walls : Plastered brick / block / concrete;	under Flooring: No access beneath Laminate Flooring due to the amount of damage it may cause;
014	Hartshill Bungalow / Ground Floor Lounge	Ceiling : Plaster and plasterboard; Floor: Ceramic tiles; Walls : Plastered brick / block / concrete;	under Flooring: No access beneath Ceramic Floor Tiles due to the damage it would cause;

5.1 Area Summary Table

Area Ref	Location	Room Composition	Non-accessed Features
015	Hartshill Bungalow / Ground Floor Kitchen	Ceiling : Plaster and plasterboard; Floor: Ceramic tiles; Sink: Modern pad to underside of sink; Stove, seals & flue: Modern; Walls : Plastered, plasterboard, brick and block;	under Flooring & behind fireplace surrounds: No access beneath Ceramic Floor Tiles or within fireplace surrounds due to the damage it would cause;
016	Hartshill Bungalow / Ground Floor Utility	Ceiling : Plaster and plasterboard; Floor: Ceramic tiles; Sink: Modern pad to underside of sink; Stove, seals & flue: Modern; Walls : Plastered, plasterboard, brick and block;	under Flooring: No access beneath Ceramic Floor Tiles due to the damage it would cause;
017	Hartshill Bungalow / Ground Floor Boiler Room	Ceiling : Plaster and plasterboard; Floor: Modern vinyl covering onto concrete floor; Main- Hot Water storage & associated pipework : Modern; Walls : Plastered, plasterboard, brick and block; Walls: Render; Worcester-Boiler and flue: Modern;	
001	Hartshill Bungalow / 1st Floor Eaves	Access hatches: Timber; Floor: Carpet on timber; Insulation : MMMF quilt insulation; Redundant panels : Plasterboard; Roof construction : Timber; Sarking felt: Modern; Walls & ceiling : Plaster and plasterboard;	
002	Hartshill Bungalow / 1st Floor Bedroom 1	Ceiling : Plaster and plasterboard; Floor: Carpet on timber; Walls : Plaster and plasterboard;	
003	Hartshill Bungalow / 1st Floor Landing & stairs	Ceiling : Plaster and plasterboard; Floor: Carpet on timber; Walls : Plaster and plasterboard;	
018	Hartshill Bungalow / External	Damp proof course : Bituminous product; Electrical Switchgear : Modern; Fascias & soffits : PVC / Reinforced Plastics; Flat roof covering : Modern; Rainwater goods & downpipes : Plastic; Roof: Concrete roof tiles; Sealant to window and door frames : Modern; Walls: Brick / Block; Present to original section of the property.	

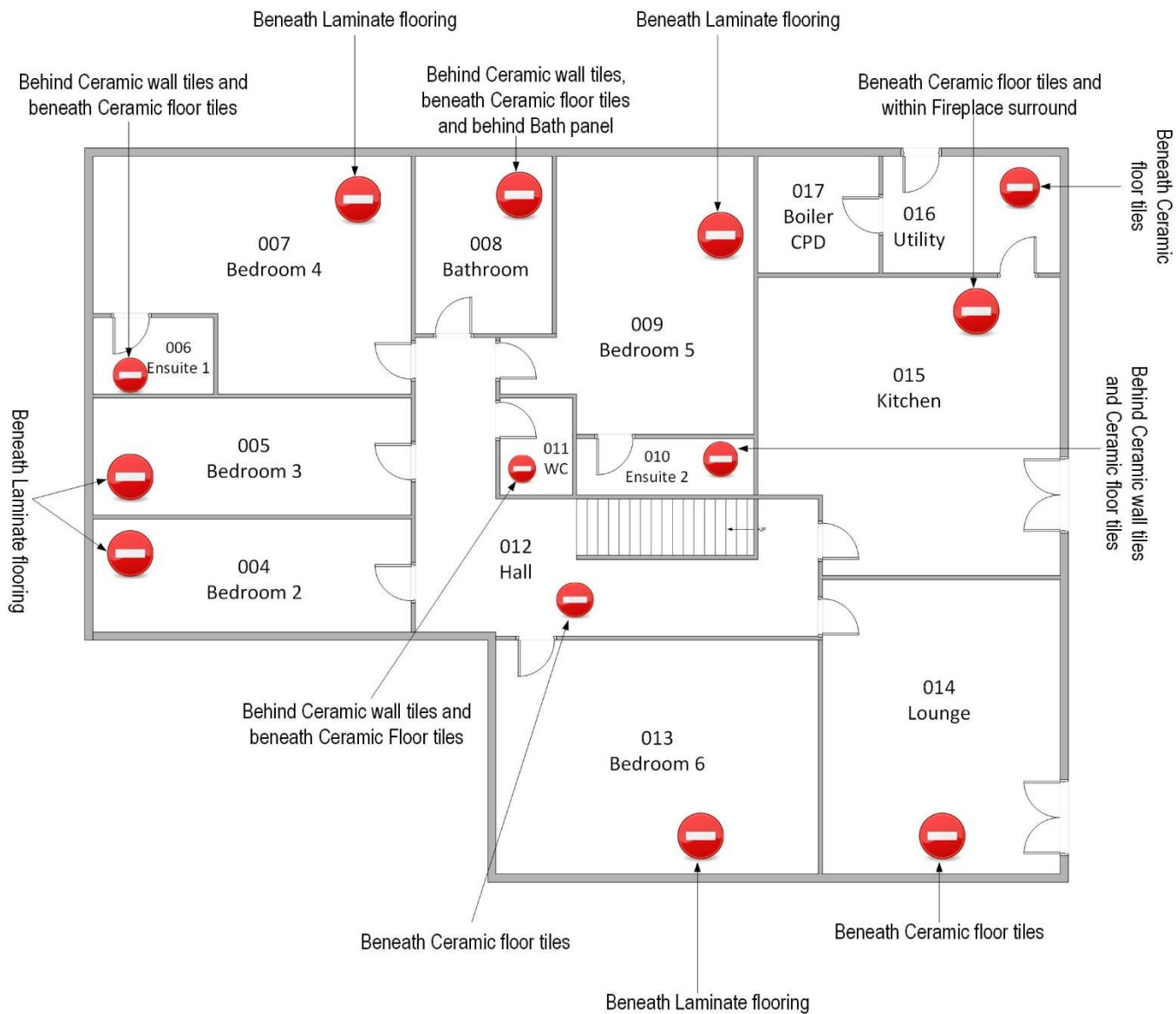
5. Survey Findings

5.2 Sample Summary Table

Sample Information														
Material Assessment														
Area Ref	Floor Level	Sample Photo	Sample Ref	Sample Description	Level of Identification	Sample Location	Accessibility	Approx. Extent	Product Type	Surface Treatment	Condition of ACM	Asbestos Type	Score	Rec
018	99		S001	Bituminous product Damp proof course Present to original section of the property.	ID	Hartshill Bungalow / External	N/A	40lin m	-	-	-	NAD	-	-

6. Site Plans

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MCP Environmental LLP
Enviro House
Spartan Road
Low Moor
Bradford
BD12 0RY
01274 601021

Client: HE Carter Jonas

Address: Hartshill Bungalow, Thong Lane, Shorne, Gravesend, Kent, DA12 3HE

Floor level: Ground Floor

Drawing ref: M-143968

Drawing by: Paisley Hall

Drawing date: 25 March 2024

Note: Drawing not to scale

KEY

Item Contains Asbestos:



Item presumed to contain Asbestos:

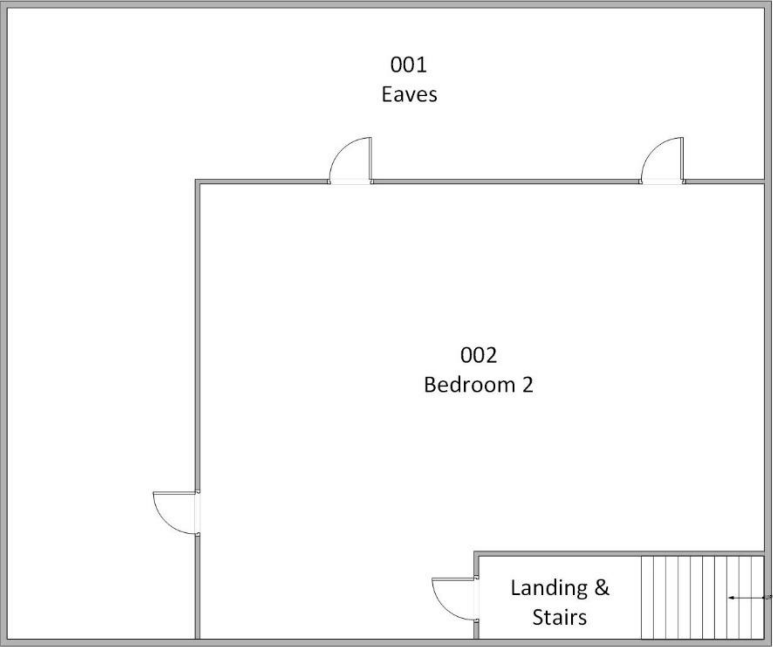


Area/Item not accessed:



Item Asbestos free:





MCP Environmental LLP
Enviro House
Spartan Road
Low Moor
Bradford
BD12 0RY
01274 601021

Client: HE Carter Jonas

Address: Hartshill Bungalow, Thong
Lane, Shorne, Gravesend, Kent, DA12
3HE

Floor level: First Floor

Drawing ref: M-143968

Drawing by: Paisley Hall

Drawing date: 25 March 2024

Note: Drawing not to scale

KEY

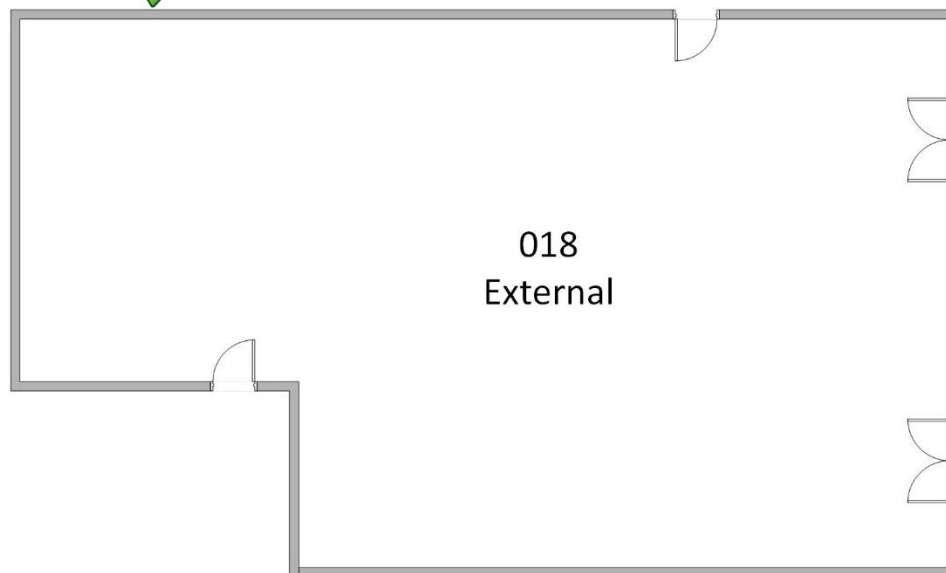
Item Contains Asbestos:

Item presumed to contain
Asbestos:

Area/Item not accessed:

Item Asbestos free:

Sample 01



018
External



MCP Environmental LLP
Enviro House
Spartan Road
Low Moor
Bradford
BD12 0RY
01274 601021

Client: HE Carter Jonas

Address: Hartshill Bungalow, Thong
Lane, Shorne, Gravesend, Kent, DA12
3HE

Floor level: External

Drawing ref: M-143968

Drawing by: Paisley Hall

Drawing date: 26 March 2024

Note: Drawing not to scale

KEY

Item Contains Asbestos:



Item presumed to contain
Asbestos:



Area/Item not accessed:



Item Asbestos free:



7. Bulk Sample Analysis Report

A United Kingdom Accreditation Service (UKAS) accredited laboratory carried out analysis of all samples taken in accordance with the procedure specified in HSG 248. Copies of the laboratory's Bulk Analysis Certificates for samples taken are contained within this report.



Enviro House, Spartan Road, Low Moor, Bradford, BD12 0RY

Bulk Sample Test Certificate

Customer: Carter Jonas HE	Order No. (if applicable) 4716058
Customer Address: Carter Jonas LLP, 2 Snow Hill, Birmingham, B4 6GA	
Site Address: Hartshill Bungalow, Thong lane, Shorne, Gravesend, Kent	
Samples Taken By: James Bennett	Report Number: M-143968
No of Samples: 1	Client Reference:
Date of Sample Receipt: 25/03/2024	Date of Analysis: 25/03/2024

Sample No.	Sample Location	Sample Details	Asbestos Types(s) Present	Analysts Name
S001	018 - External	Damp proof course - Bituminous product	NAD	Shannon Garbutt

Key: NAD = No Asbestos Detected.
TRACE = Positive 'Pinch' Sample

Authorised Signatory	
Name/Position	Glynn Denniss / Laboratory Manager
Date Certificate Issued	25/03/2024

Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with MCP Environmental in house current method LPR01 Laboratory Procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM).

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply:

They are outside the scope of UKAS accreditation for Sampling for current in house method SPR01 Asbestos Surveying Procedure. The customer provided the address and sample details information. MCP Environmental cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. **The results only relate to the items tested.**

All analysed samples are retained for 6 months before disposal and all records are kept for a minimum of 5 years

Doc Ref: LF03	Document Author: D. Wardle	M-143968
Issue Rev: 4	Issue Date: 24/11/2021	Page 1 of 1

8. Appendix 1 (Definitions)

Reporting Terminology Key

Level of Identification	Product Type	Asbestos Type	Accessibility
ID = Sample Taken and Analysed during this survey SP = Material strongly presumed to contain asbestos P = Material Presumed to contain Asbestos PS = Previously sampled X = Cross Referenced R = Removed item	3 = Sprays, Thermal Insulation, Loose Asbestos 2 = Asbestos Insulating Board (AIB), Textiles, Ropes, Paper 1 = Composites, T/C, Floor Tiles, Cement (A/C)	3 = Crocidolite (Blue Asbestos) 2 = Amosite (Brown Asbestos) 1 = Chrysotile (White Asbestos) NAD = No Asbestos Detected	3 = High (Routinely disturbed) 2 = Medium (Easily disturbed) 1 = Low (Occasionally disturbed) N/A = Not Accessible / Unlikely to be disturbed
Surface Treatment	Approx. Extent	Condition of ACM	Recommendations
3 = Unsealed Sprays, Unsealed Thermal Insulation 2 = Unsealed AIB, Encapsulated Sprays & Insulation 1 = Sealed AIB or Cement, Enclosed Sprays & Insulation 0 = Composites, T/C, Floor Tiles	N/Q = Not Quantifiable lm=Linear Meters m ² = Meter Square m ³ =Meter cube no= Number	3 = High Damage 2 = Medium Damage 1 = Low Damage 0 = Good Condition	A = Programme Removal and Restrict Access (Condition) B = Programme Removal (If affected by the works) C = Remove D = Repair and Manage E = Encapsulate and Manage F = Further Inspection Required before disturbance G = Manage or Programme Removal (if affected by the works) H = Manage

Material Assessment Algorithm

Where ACMs have been identified or presumed to be present a Material Assessment Algorithm has been calculated as detailed in HSG 264. 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. For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

HIGH RISK 10-12

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

MEDIUM RISK 7- 9

Those materials with a score between 7 and 9 are regarded as medium risk to release fibres.

LOW RISK 5-6

Materials with a score between 5 and 6 are low risk to release fibres.

VERY LOW RISK 4 or less

Scores of 4 or less are very low risk.

Note: The Material Assessment will identify materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score will be the materials that should be given priority for remedial action. Such priority is worked out by completing an overall risk assessment score, which requires additional priority assessment score adding to the material assessment score, priority scoring will take into account the likely maintenance activity; occupant activity; likelihood of disturbance; and human exposure potential. MCP only undertake priority scoring an issue an overall risk assessment score when prior agreed and that is supplied in another report altogether.

Competent asbestos contractor: Most high-risk work with asbestos must only be done by a licensed contractor. Licensable work with asbestos is work: where worker exposure to asbestos is not sporadic and of low intensity; or where the risk assessment cannot clearly demonstrate that the control limit will not be exceeded i.e. 0.1 asbestos fibres per cubic centimetre of air (0.1 f/cm³) (averaged over a four hour period); or on asbestos loose fill & spray coating; or on asbestos insulation or asbestos

insulating board where the risk assessment demonstrates that the work is not short duration work, e.g. when work with these materials will take no more than two hours in any seven day period, and no one person works for more than one hour in that two hour period. Work on all other types of materials will not require a license but the contractor must still have to demonstrate competence by being trained, have experience in the work at hand and comply with all aspects of the CAR 2012 Regulations, ACOPS and follow HSE Guidelines.