

ASBESTOS
SURVEYS ESSEX

ASBESTOS DEMOLITION SURVEY



LOCATION:

Ashwood Nursing Home, Burwash Common, TN19
7LT

SURVEYED ON:

1 Feb 2022

OUR REF:

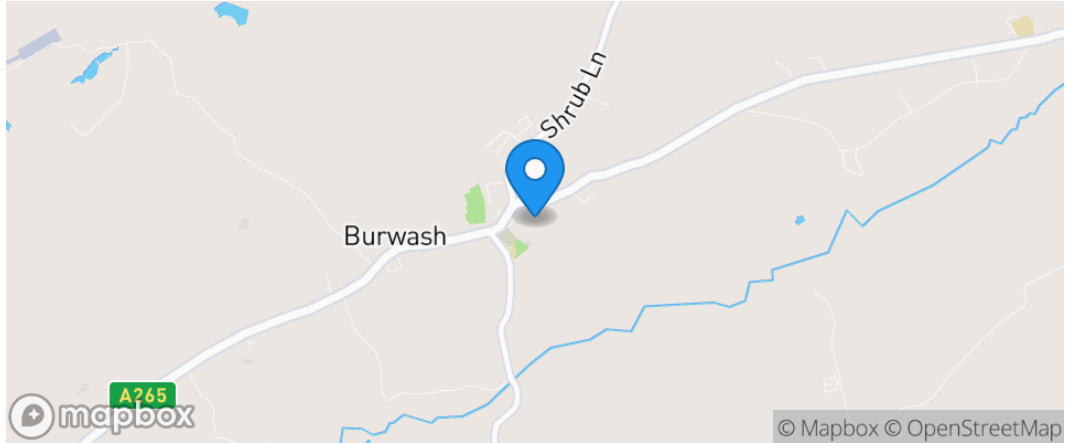
ASE-272



ASBESTOS
SURVEYS ESSEX

Asbestos Surveys Essex
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Report Details

Report By	Asbestos Surveys Essex
Client	Artemis Design & Build Ltd
Project	ASE-272
Site Address	Ashwood Nursing Home, Burwash Common, TN19 7LT
Site Coordinates	50.9982874,0.3913117
Site Location	
Scope of Work	Demolition survey to all areas of the site.
Surveyors	Liam Elder
Survey Dates	1 Feb 2022
QC Date	2 Feb 2022

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	0	0	0

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Sign Off

Quality Control

Liam Elder

2nd Feb 2022



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Asbestos Surveys Essex cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Asbestos Surveys Essex cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Asbestos Surveys Essex 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 and will be limited to that necessary for taking of the samples.

Purpose of Survey

The Survey's purpose is to locate and identify as far as reasonably practicable the presence and extent of any materials suspected of containing asbestos within all properties and/or sites including service ducts, inside risers, ceiling voids, lift shafts etc, which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Areas within the agreed scope not accessed during the survey will be presumed to contain asbestos and will be added to the "Areas not accessed" section of the survey report.

The surveyor(s) will be instructed to extract representative samples of each type of material suspected of containing asbestos identified during the survey. The number of samples taken will be sufficient to enable confirmation of whether asbestos is present or not. When other similar homogenous materials are identified in the properties and/or sites being surveyed, that have been assessed by the survey team as being used in the same way as a material already sampled, the survey team may also assess the uniformity of the asbestos distribution throughout those materials to decide on a reduced sampling ratio strategy whereby samples will not be extracted of all similar suspect materials, and will instead be strongly presumed as a similar ACM. Appropriate comments indicating recommended actions based on a material risk assessment, sample analysis (or a presumption of an ACM) and the potential for the material to release fibres if disturbed will be included where necessary.

Executive Summary

- **Survey Objectives;** the purpose and agreed scope of survey work and any caveats agreed with the customer
- **Survey Methodology;** inspection and sampling strategy, abbreviations used in the report, material quantities and procedures for sample analysis
- **Material Risk Assessment;** assessment descriptions and scores, different categories based on the potential for a material to release asbestos fibres if disturbed plus future Inspection requirements of identified ACM
- **Standards;** met by Asbestos Surveys Essex in providing asbestos survey reports
- **Terms and conditions of business;** the provision of services, payments, reporting structures and restrictions
- **Survey reports;** standard report format or customer specific

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
<i>nothing to show</i>					

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
<i>nothing to show</i>			

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details** (p. 2) and **Variations to Scope** (p. 5).

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
<i>all locations and items were fully accessed</i>					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
<i>n/a</i>											

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 001 - Toilet	Ceiling: Plasterboard, plaster. Walls: Brick, plaster. Floor: Concrete, carpet.					10
Main Building / 0 / 002 - Lobby / corridor	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					11
Main Building / 0 / 003 - Room 1	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					12
Main Building / 0 / 004 - Room 2	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					13
Main Building / 0 / 005 - Room 3	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					14
Main Building / 0 / 006 - Room 4	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					15
Main Building / 0 / 007 - Room 5	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					16
Main Building / 0 / 008 - Room 6	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					17
Main Building / 0 / 009 - Room 7	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.					18
Main Building / 0 / 010 - Room 8	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					19
Main Building / 0 / 011 - Room 9	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					20
Main Building / 0 / 012 - Room 10	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					21
Main Building / 0 / 013 - Room 11	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					22
Main Building / 0 / 014 - Stair lobby	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					23
Main Building / 1 / 015 - Stair lobby	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					24
Main Building / 1 / 016 - Corridor	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					25
Main Building / 1 / 017 - Room 12	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					26
Main Building / 1 / 018 - Room 13	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					27
Main Building / 1 / 019 - Room 14	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					28
Main Building / 1 / 020 - Room 15	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.					29


table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 1 / 021 - Room 16	Ceiling: Timber. Walls: Brick, plaster. Floor: Timber.					30
Main Building / 1 / 024 - Loft area	Ceiling: Timber, modern felt. Walls: Brick, plaster. Floor: Timber, modern lino.					31
Main Building / 1 / 026 - Bathroom / room	Ceiling: Timber, modern felt. Walls: Brick, plaster. Floor: Timber.					32
Main Building / 2 / 022 - Room 17	Ceiling: Timber. Walls: Brick, plaster. Floor: Timber.					33
Main Building / 2 / 023 - Room 18	Ceiling: Timber, modern felt. Walls: Brick, plaster. Floor: Concrete.					34
Main Building / External / 025 - All elevations	Roof: Clay tiles. Walls: Brick. Rainwater goods: Plastic, metal.					35


Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*


Main Building > 0 > 001 - Toilet > Location Notes

Building	Main Building	Level	0
Location	001 - Toilet	Item	
			
Location Notes	Ceiling: Plasterboard, plaster. Walls: Brick, plaster. Floor: Concrete, carpet.		


Main Building > 0 > 002 - Lobby / corridor > Location Notes

Building	Main Building	Level	0
Location	002 - Lobby / corridor	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 003 - Room 1 > Location Notes

Building	Main Building	Level	0
Location	003 - Room 1	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 004 - Room 2 > Location Notes

Building	Main Building	Level	0
Location	004 - Room 2	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 005 - Room 3 > Location Notes

Building	Main Building	Level	0
Location	005 - Room 3	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 006 - Room 4 > Location Notes

Building	Main Building	Level	0
Location	006 - Room 4	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 007 - Room 5 > Location Notes

Building	Main Building	Level	0
Location	007 - Room 5	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 008 - Room 6 > Location Notes

Building	Main Building	Level	0
Location	008 - Room 6	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 009 - Room 7 > Location Notes

Building	Main Building	Level	0
Location	009 - Room 7	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 010 - Room 8 > Location Notes

Building	Main Building	Level	0
Location	010 - Room 8	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 011 - Room 9 > Location Notes

Building	Main Building	Level	0
Location	011 - Room 9	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 012 - Room 10 > Location Notes

Building	Main Building	Level	0
Location	012 - Room 10	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 013 - Room 11 > Location Notes

Building	Main Building	Level	0
Location	013 - Room 11	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 0 > 014 - Stair lobby > Location Notes

Building	Main Building	Level	0
Location	014 - Stair lobby	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 1 > 015 - Stair lobby > Location Notes

Building	Main Building	Level	1
Location	015 - Stair lobby	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 1 > 016 - Corridor > Location Notes

Building	Main Building	Level	1
Location	016 - Corridor	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 1 > 017 - Room 12 > Location Notes

Building	Main Building	Level	1
Location	017 - Room 12	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 1 > 018 - Room 13 > Location Notes

Building	Main Building	Level	1
Location	018 - Room 13	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 1 > 019 - Room 14 > Location Notes

Building	Main Building	Level	1
Location	019 - Room 14	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		


Main Building > 1 > 020 - Room 15 > Location Notes

Building	Main Building	Level	1
Location	020 - Room 15	Item	
			
Location Notes	Ceiling: Concrete. Walls: Brick, plaster. Floor: Concrete.		

Main Building > 1 > 021 - Room 16 > Location Notes

Building	Main Building	Level	1
Location	021 - Room 16	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Timber.		


Main Building > 1 > 024 - Loft area > Location Notes

Building	Main Building	Level	1
Location	024 - Loft area	Item	
			
Location Notes	Ceiling: Timber, modern felt. Walls: Brick, plaster. Floor: Timber, modern lino.		


Main Building > 1 > 026 - Bathroom / room > Location Notes

Building	Main Building	Level	1
Location	026 - Bathroom / room	Item	
Location Notes	Ceiling: Timber, modern felt. Walls: Brick, plaster. Floor: Timber.		


Main Building > 2 > 022 - Room 17 > Location Notes

Building	Main Building	Level	2
Location	022 - Room 17	Item	
			
Location Notes	Ceiling: Timber. Walls: Brick, plaster. Floor: Timber.		

Main Building > 2 > 023 - Room 18 > Location Notes

Building	Main Building	Level	2
Location	023 - Room 18	Item	
			
Location Notes	Ceiling: Timber, modern felt. Walls: Brick, plaster. Floor: Concrete.		

Main Building > External > 025 - All elevations > Location Notes

Building	Main Building	Level	External
Location	025 - All elevations	Item	
			
Location Notes	Roof: Clay tiles. Walls: Brick. Rainwater goods: Plastic, metal.		

Appendices

See following pages...

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is 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. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

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

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.