777

Environmental

Asbestos Survey for

JJ Holmes Properties

at

Ormsby - Common way areas
Corner of Grange & Stanley Road
Sutton
Surrey
SU1

Printed: 17/06/2004 By: 777 Environmental. Using Multibase software.

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Site Full Name:

Ormsby - Common way areas
Corner of Grange & Stanley Road
Sutton
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SU1

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777 Environmental	Project Number:	AE 820
	Survey Date:	24 May 2004
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SECTION ONE

SURVEY OBJECTIVES

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Survey Objectives

1 Produce a report, indicating areas containing suspected asbestos based materials, including photographic records of suspected asbestos occurences where possible.

2 To carry out a type 1 presumptive survey to ascertain the presence of susoected asbestos based materials.

3 To include a material assessment for each suspected asbrestos material.

4 To create an awareness that other asbestos based materials may be present but not found.

5 To cause no risk of exposure to asbestos fibres to either the surveyor or any other persons.

6 Where detailed floor plans are supplied we will mark sample and asbestos material locations upon them. If plans are not supplied we will include basic sketches or basic computer generated drawings (depending upon complexity and time available) where possible.

SECTION TWO

SURVEY NOTES

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Survey Notes

1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

3 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

4 Where similar items exist in the building it was assumed that similar products were of the same material.

5 Any person undertaking work within the buildings should be told of the presence of suspected asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

6 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.

7 Equipment, machinery, ducting etc were opened up where it was safe to do so and specialist training, equipment or tools were not required.

8 The survey has been undertaken during normal working hours on the 24th of May 2004.

9 This survey has been constructed by Graeme Atkinson and reviewed by Kevin Wild.

10 The surveyor has gained the P402 Proficiency Certificate in Building Surveys and Bulk Sampling for Asbestos qualification. A copy of this certificate is appended to the back of this report.

SECTION THREE

SURVEY TECHNIQUE

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Survey Technique

1 Photographs were taken at all of the suspected sample locations (unless otherwise stated).

2 No samples were sent to a UKAS accredited independent laboratory for analysis as this is a type 1 survey.

3 Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication MDHS 77).

4 Asbestos has been used in a wide variety of applications, materials and products and may well have been applied or added with considerable variation (with respect to asbestos type and content) to similar materials found elsewhere. This possible lack of homogeneity between any two similar sampling points means that great care should be taken to ensure that representative samples are taken. Samples are taken using equipment and procedures as set out in the MDHS guidelines.

General Procedures

Surveyor's taking samples should take the appropriate safety precautions with respect to the surrounding environmental conditions and the nature of the materials to be sampled.
[a] Half mask respirators and protective clothing shall be worn in all areas requiring the sampling / disturbance of asbestos sprayed coatings or insulation.
[b] Care shall be taken to ensure against the contamination of surrounding areas with dust when sampling by using the hand held water sprayer to dampen the sampling point before and during the sampling, as necessary.
[c] Care must be taken to avoid accidents when samples are taken from roofing materials. Crawl boards or other safe means of access must be used where required.
[d] When sampling at height, ladders etc., shall be secured and wherever possible, a safety harness worn. All surveyors must work in pairs during this situation.
[e] Always ensure that a responsible person is aware of your location whilst on site, especially when entering a duct or confined space.
[f] Persons not involved with the collection of the sample should be requested to vacate the area or locate themselves as far away as possible until samping is complete.
[g] Debris caused by the collection of a sample must be cleaned using a wet rag or Tac-rag and wrapped. This must then be disposed of as contaminated waste.
[h] All sampling points shall be repaired using tape, filler or paint to cover any exposed fibrous surfaces.
[i] Sampling equipment must be adequately cleaned after each sample is taken to reduce the risk of contamination to other areas.

Sample Labelling

The sample will be given a unique sample identification number and the location of where the sample was taken from will be labelled with that sample number.

Further data recorded onto the sample documentation will include amongst other details the date, site, specific location in the building / site, material type / function, condition, extent, protection and susceptibility to damage / disturbance.
If plans are available then sample locations will be marked onto them. In some cases the plans may indicate the extent of the material where a representative sample of similar material has been taken.

Survey Technique

5 Samples of each suspected material are collected and sent for analysis except when a type 1 survey is undertaken. If the materials sampled are found to contain asbestos then other similar homogenous materials used in the same way in the relevent building can be presumed to contain asbestos. Less homogenous suspect materials will need to be sampled more frequently to confirm whether asbestos is present.

6 Details and extent of the materials were obtained by visual inspection.

7 For positive identification of asbestos bearing materials please refer to the individual sample data sheets - not applicable to a type 1 survey.

8 When relevent asbestos fibre identification reports have been supplied by an independent company to ensure no foul play can be committed with regards to the asbestos content within the site. [A copy of which can be found at the end of this report].

Survey Technique

9 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. MDHS100 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in MDHS100 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

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

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

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

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

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

Scores of 4 or less are very low risk.

PRIORITY ASSESSMENT AND ALGORITHM

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

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

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

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

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

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may

Survey Technique

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

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

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

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

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

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

Survey Technique

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

SECTION FOUR

SURVEY CAVEAT

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Survey Caveat

1 This report is based upon a type 1 presumptive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials susoected to containin asbestos within the areas of the building which are subject to future refurbishment works. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations.

2 Where suspected asbestos containing materials have been found / presumed, it is possible that past degradation or future deterioration may contaminate localised areas. The presence or extent can not be visually inspected or assessed without the use of airborne fibre monitoring and swab sampling techniques.

Survey Caveat

3 Limitations:

The survey was limited to those areas accessed at the time of the survey. We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

No responsibility is accepted for the presence of asbestos in voids [under floor, floor, wall or ceiling] other than those opened up during the investigation. The surveyor will make reasonable efforts with standard hand tools to open up voids etc. The surveyor shall be limited where specialist tools, skills or training are required to open up, gain internal access etc.

Samples have not been taken where the act of sampling would possibly endanger the surveyor.

For example; fuses within electrical boxes, glazing, power plant or gaskets etc.

Conduits / Ducting: Access to conduits and ducting may be restricted. These areas may conceal some forms of asbestos. Full access will require extensive demolition. Any conduits or ducts that can be safely inspected will be at the time of the survey.

Flooring: Carpets and other floor types were removed where possible and safe to do so. Full access will require extensive removal of all floor coverings.

Furniture, fixtures and fittings: Furniture, fixtures and fittings were removed only where possible and safe to do so during the survey.

Electrical switchgear: No internal access will be made to electrical plant. Assumptions as to typical asbestos in electrical plant will be made within the reports.

Plant machinery: No internal access will be made to plant machinery. Assumptions as to typical asbestos in plant machinery will be made within the reports.

Fire doors: Some fire doors have been known to contain internal asbestos insulation boards [sandwiched], these are next to impossible to sample without considerable damage to the fire door and risking fibre release into the immediate environment.

Coverings: Existing insulation materials, fixed casing or coverings were removed only where possible and safe to do so. Full access will require complete removal of these items.

Restricted areas: Access to flues, voids, risers, ducts etc. was made through existing access hatches, panels or ceiling tiles that can be replaced in the same condition as prior to their removal. Such areas are only accessed where safe to do so.

Full access to these will require extensive demolition.

Lift shafts and High Level Access: Access to lift shafts is limited to looking past the lift car. Lift shafts and high level materials were visually determined.

Appliances: Many appliances such as heaters, electric fires and so forth can contain asbestos materials. Where these can bde safely and simply inspected we will do so. However, in general it will not be possible to access these internally and where this is the case the appliances not accessed internally will be reported. It is important for those reading the report to bear in mind that appliances not accessed may contain asbestos materials.

Plant rooms: Some items in plant rooms may contain asbestos materials that may be impossible to sample without dismantling them, i.e. to get to gasket material. If items can be accessed they will be sampled. Where it is not possible to sample or investigate such items they will be reported.

Each room or designated area is inspected individually noting any building materials that may contain asbestos.

All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.

All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convector heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys. All non-accessible materials or parts of the building will be noted for special access requirements or specialist contractor.

We would not expect to locate asbestos, if to do so would cause significant damage to the fabric or structural integrity of the building or plant. Such hidden materials would not present a hazard during normal working occupation but may do so during building, demolition or maintenance work. All areas where asbestos issuspected will be noted and special access requirement may be requested.

Survey Caveat

Where materials are suspected to contain asbestos fibres, but not sampled due to access or other restrictions, they will be reported as 'suspected'. These materials should be treated as asbestos materials until analysis can confirm one way or another.

4 Although thorough efforts have been made to locate all asbestos containing materials, 777 Environmental Services can not be held accountable for any other asbestos materials found.

5 Where for whatever reasons (hoardings, no power etc) there is limited lighting within a premises there will be an increased risk that asbestos containing materials may be harder to locate. The surveyor does use torchlight in these cases but obviously this is limiting to some degree.

6 An asbestos surveyor is only trained in basic 'opening up' procedures using hand tools. It may be that the client may need to use other tradesman to open up areas so that the survey can complete. Any areas where access has not been possible will be highlighted within the survey.

7 We can only supply marked drawings when clients are able to supply us with plans of their sites prior to the survey commencing. In soem circumstances we may create drawings at our discretion.

8 We are only able to access items up to a height of 4 metres using our ladders for safety reasons. The client will need to make the necessary arrangements if it is necessary to exceed this height.

9 777 Environmental Services will not be held liable for any repairs or making good caused by the survey.

10 Surveyors shall assume that the services are live unless shown the necessary isolation certification. Live services place limitations upon the survey.

11 It may be necessary for the client to provide gas monitoring equipment in order that the surveyor can enter confined spaces. If there is only one surveyor on site and there is a confined space to enter the client will need to supply a labourer to accompany the surveyor for safety reasons.

12 At anytime the surveyor feels that their health or safety are at risk or that there are unacceptable hazards present to a site they muste not continue with or start the survey until the problem has been addressed.

Clients should warn the surveyor of any site specific hazards prior to the survey commencing.

SECTION FIVE

EXCLUDED AREAS

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Excluded Areas

1 The store cupboard on the ground floor of the common way area of flats 1 to 6 could not be accessed as the lock had been changed and was excluded from the survey.

SECTION SIX

MATERIAL ASSESSMENT (PHOTO)

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Material Assessment Record

Site Address:	Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1	Client Name:	JJ Holmes Properties
		Project Number:	AE 820

Location ID:	653	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Soffit	Damage:	Not Applicable
Floor:	Ground floor	Treatment:	Not Applicable
Room:	External	Asbestos Type:	Not Applicable
Area:	Flats 19-24	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The soffit to the entrance is made of timber.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	654	Survey Type:	T 1
Location Ref:	0	Product Type:	Low density insulation boards
Product:	Soffit	Damage:	Good condition
Floor:	Roof level	Treatment:	AIB painted or encapsulated
Room:	External	Asbestos Type:	Amosite & Chrysotile
Area:	All	Identification:	Presumed
Surveyor Name:	Kevin Wild	Quantity:	>100 m2
Drawing Ref:		Accessibility:	Difficult Accessibility
Asbestos:	Yes		
Date:	24 May 2004		
Next Inspection:	22 August 2004		
Analysis:	Presumed Significant		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	5

Action: Possible action required

Material Comments: The soffit could not be investigated as it is too high for a four metre ladder.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	655	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Ceiling	Damage:	Not Applicable
Floor:	Ground floor	Treatment:	Not Applicable
Room:	Entrance hall	Asbestos Type:	Not Applicable
Area:	Flats 19-24	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The ceiling is made of plaster.

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Material Assessment Record

Site Address:	Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1	Client Name:	JJ Holmes Properties
		Project Number:	AE 820

Location ID:	656	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Electrics	Damage:	Not Applicable
Floor:	Ground floor	Treatment:	Not Applicable
Room:	Store cupboard	Asbestos Type:	Not Applicable
Area:	Flats 19-24	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	2

Action: Possible action required

Material Comments: The electrics and electrical cable can contain asbestos materials. These can not be investigate further for safety reasons.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

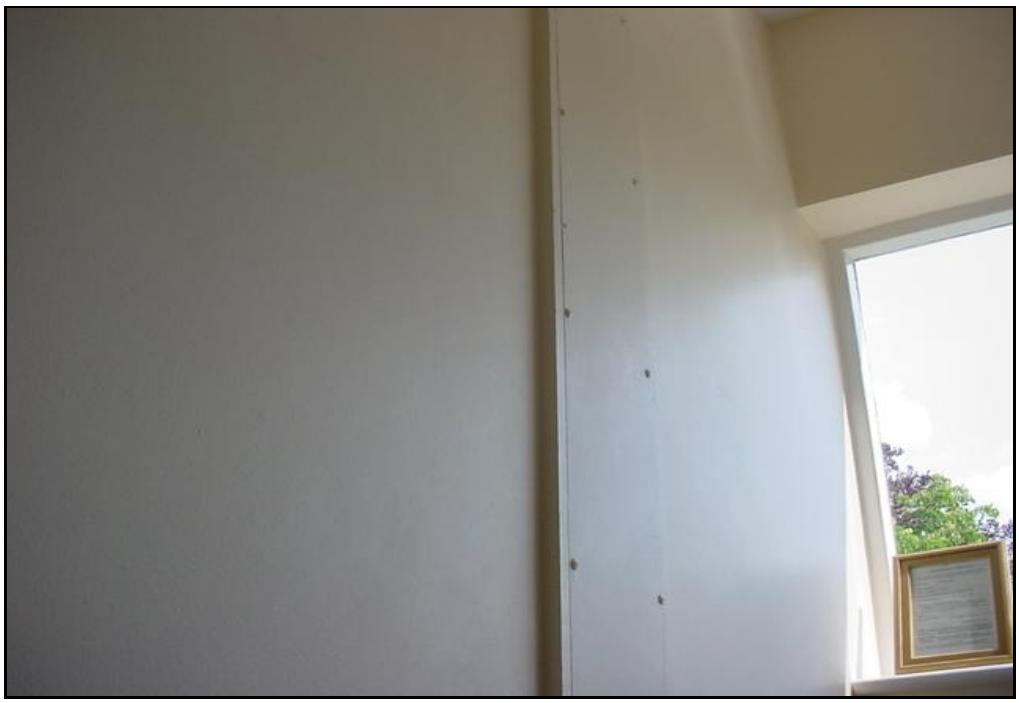
Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	657	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Riser Panel	Damage:	Not Applicable
Floor:	All	Treatment:	Not Applicable
Room:	Stair landing	Asbestos Type:	Not Applicable
Area:	Flats 19-24	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: The panel to the riser is made of hardboard.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	658	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Electric cable conduit	Damage:	Not Applicable
Floor:	All	Treatment:	Not Applicable
Room:	Staircase	Asbestos Type:	Not Applicable
Area:	Flats 19-24	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The electrical cable conduit boxing is made of plastic.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	659	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Window Sill	Damage:	Not Applicable
Floor:	All	Treatment:	Not Applicable
Room:	Stair landing	Asbestos Type:	Not Applicable
Area:	Flats 19-24	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The window sills are made of timber.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	660	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Various	Damage:	Not Applicable
Floor:	Ground floor	Treatment:	Not Applicable
Room:	Store cupboard	Asbestos Type:	Not Applicable
Area:	Flats 12-18	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	2

Action: Possible action required

Material Comments: There were no asbestos materials observed to the store cupboard although there were some electrics present which can contain asbestos materials.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	661	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Panels	Damage:	Not Applicable
Floor:	Roof area	Treatment:	Not Applicable
Room:	Roof space	Asbestos Type:	Not Applicable
Area:	Flats 12-18	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The antenna to the roof space is backed by hardboard panels. No asbestos materials were found to the roof space.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	663	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Not applicable	Damage:	Not Applicable
Floor:	All	Treatment:	Not Applicable
Room:	Common Area	Asbestos Type:	Not Applicable
Area:	Flats 7-12	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The common way area is identical in structure and design to the previous and is constructed of the same materials..

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	664	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Inaccessable area	Damage:	Not Applicable
Floor:	Ground floor	Treatment:	Not Applicable
Room:	Store cupboard	Asbestos Type:	Not Applicable
Area:	Flats 1-6	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	4

Action: Possible action required

Material Comments: The store cupboard lock had been changed and could not be accessed. It may be presumed to contain asbestos materials.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	665	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Downpipe	Damage:	Not Applicable
Floor:	All	Treatment:	Not Applicable
Room:	External	Asbestos Type:	Not Applicable
Area:	Flats 1-6	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The downpipes to the building are made of plastic.

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777 Environmental

Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	666	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Soffit	Damage:	Not Applicable
Floor:	Ground floor	Treatment:	Not Applicable
Room:	External	Asbestos Type:	Not Applicable
Area:	Back entrance to flats	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The porch soffit is made of concrete.

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Material Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	667	Survey Type:	T 1
Location Ref:	0	Product Type:	Asbestos cement
Product:	Flue pipe	Damage:	No visible damage
Floor:	Roof area	Treatment:	Asbestos cement sheets etc
Room:	External	Asbestos Type:	Chrysotile/Crocidolite
Area:	Flats 1-6	Identification:	Presumed
Surveyor Name:	Kevin Wild	Quantity:	0.5 linear m
Drawing Ref:		Accessibility:	Difficult Accessibility
Asbestos:	Yes		
Date:	24 May 2004		
Next Inspection:	22 August 2004		
Analysis:	Presumed Significant		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	2

Action: Possible action required

Material Comments: The flue pipe was too high for the surveyor to access and could not be fully investigated. It may be made of asbestos cement.

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Material Assessment Record

Site Address:	Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1	Client Name:	JJ Holmes Properties
		Project Number:	AE 820

Location ID:	668	Survey Type:	T 1
Location Ref:	0	Product Type:	Not Applicable
Product:	Not applicable	Damage:	Not Applicable
Floor:	Ground floor	Treatment:	Not Applicable
Room:	Not applicable	Asbestos Type:	Not Applicable
Area:	Refuse storage	Identification:	
Surveyor Name:	Kevin Wild	Quantity:	
Drawing Ref:		Accessibility:	
Asbestos:	No		
Date:	24 May 2004		
Next Inspection:	Not Applicable		
Analysis:			

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: The refuse storage area was investigated and no asbestos materials were observed.

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SECTION SEVEN

PRIORITY ASSESSMENT RECORD

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Priority Assessment Record

Site Address:	Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1	Client Name:	JJ Holmes Properties
		Project Number:	AE 820

Location ID:	654
Location Ref:	0
Product:	Soffit
Floor:	Roof level
Room:	External
Area:	All
Surveyor Name:	Kevin Wild
Drawing Ref:	
Asbestos:	Yes
Date:	24 May 2004

Priority Comments: The soffit is unlikely to be disturbed unless maintenance works at roof level are carried out.

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Outdoors	0	
Accessibility:	Usually inaccessible or unlikely to be disturbec	0	average
Extent/Amount:	>50 m2 or >50 m pipe run	3	1
Human Exposure Potential:			
Number of occupants:	>10	3	
Frequency of use of area:	Infrequent	0	average
Average time area is in use:	>6 hours	3	2
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	<=1 per year	1	1

Total Priority Assessment Score:		5
Material Assessment Score (supplied by surveyor):	Low Risk	5
Total of Material and Priority Assessment Scores:		10

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777 Environmental

Priority Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	656
Location Ref:	0
Product:	Electrics
Floor:	Ground floor
Room:	Store cupboard
Area:	Flats 19-24
Surveyor Name:	Kevin Wild
Drawing Ref:	
Asbestos:	No
Date:	24 May 2004

Priority Comments: The electrics or electrical cable are unlikely to be disturbed by anyone other than qualified electicians.

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Confined spaces	3	
Accessibility:	Usually inaccessible or unlikely to be disturbec	0	average
Extent/Amount:	Small items strings gaskets	0	1
Human Exposure Potential:			
Number of occupants:	None	0	
Frequency of use of area:	Weekly	2	average
Average time area is in use:	<1 hour	0	1
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Not Applicable	0
Total of Material and Priority Assessment Scores:		2

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Priority Assessment Record

Site Address:	Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1	Client Name:	JJ Holmes Properties
		Project Number:	AE 820

Location ID:	660
Location Ref:	0
Product:	Various
Floor:	Ground floor
Room:	Store cupboard
Area:	Flats 12-18
Surveyor Name:	Kevin Wild
Drawing Ref:	
Asbestos:	No
Date:	24 May 2004

Priority Comments: The electrics or electrical cable are unlikely to be disturbed by anyone other than a qualified electrician.

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Confined spaces	3	
Accessibility:	Usually inaccessible or unlikely to be disturbec	0	average
Extent/Amount:	Small items strings gaskets	0	1
Human Exposure Potential:			
Number of occupants:	None	0	
Frequency of use of area:	Weekly	2	average
Average time area is in use:	<1 hour	0	1
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Not Applicable	0
Total of Material and Priority Assessment Scores:		2

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Priority Assessment Record

Site Address: Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1

Client Name: JJ Holmes Properties

Project Number: AE 820

Location ID:	664
Location Ref:	0
Product:	Inaccessable area
Floor:	Ground floor
Room:	Store cupboard
Area:	Flats 1-6
Surveyor Name:	Kevin Wild
Drawing Ref:	
Asbestos:	No
Date:	24 May 2004

Priority Comments: The store cupboard may contain asbestos materials of which exposure potential and likelyhood of disturbance is not known for certain and is presumed to be of a high risk.

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Confined spaces	3	
Accessibility:	Routinely disturbed	3	average
Extent/Amount:	Small items strings gaskets	0	2
Human Exposure Potential:			
Number of occupants:	None	0	
Frequency of use of area:	Daily	3	average
Average time area is in use:	>6 hours	3	2
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		4
Material Assessment Score (supplied by surveyor):	Not Applicable	0
Total of Material and Priority Assessment Scores:		4

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Priority Assessment Record

Site Address:	Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1	Client Name:	JJ Holmes Properties
		Project Number:	AE 820

Location ID:	667
Location Ref:	0
Product:	Flue pipe
Floor:	Roof area
Room:	External
Area:	Flats 1-6
Surveyor Name:	Kevin Wild
Drawing Ref:	
Asbestos:	Yes
Date:	24 May 2004

Priority Comments: The priority assessment for the flue pipe is based on any maintenance works at roof level.

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Outdoors	0	
Accessibility:	Usually inaccessible or unlikely to be disturbec	0	average
Extent/Amount:	Small items strings gaskets	0	0
Human Exposure Potential:			
Number of occupants:	>10	3	
Frequency of use of area:	Infrequent	0	average
Average time area is in use:	>6 hours	3	2
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Low Risk	5
Total of Material and Priority Assessment Scores:		7

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SECTION EIGHT

SURVEY RECOMMENDATIONS

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Survey Recommendations

1 The Ormsby home was found to contain very few suspected asbestos materials that can be found by the depth of investigation possible with a type 1 survey.

The soffits to the building which were too high to safely access may be made of an asbestos material. Even if they are they are still a low risk material due to their physical position. They will become an issue if works to the roof eaves become necessary or any other activity which may disturb the soffit.
Should works or activities that may disturb the soffit become necessary we would recommend that a sample of the soffit is taken and analysed. In the meantime the soffit should be visually inspected for damage periodically, as recommended in the material assessment.

The only other material which is suspected to be made of asbestos is the small section of flue pipe visible to the roof. Once again due to its position the chances of disturbance are very low. Should there for any reason be a chance of disturbance to the material then once again we would recommend it is sampled and tested to find out if it is an asbestos material or not. The flue pipe should be examined for damage periodically.

The soffit could be made of asbestos insulation board which is notifiable to the HSE and can only be worked on by licenced asbestos companies or it could be made of non notifiable asbestos cement - if it is an asbestos material at all.
The flue pipe if it does contain asbestos will be made of asbestos cement which is non notifiable.
Although non notifiable forms of asbestos do not have to be worked upon by licenced asbestos companies we would always recommend that persons or companies with asbestos experience carry out such works as if works to such items are not carried out in the correct manner there is a risk of release of asbestos fibres.
Power tools should never be used on asbestos materials and such materials should not be drilled, sawn, sanded, broken or any other such treatment.

The risk posed by either the flue pipe or the soffit as long as they are not disturbed is negligible and there is no need to remove the items unless works effecting them are planned.

2 Electrical items can contain asbestos materials but these should only become an issue if major electrical works, refurbishments or demolitions become necessary. Qualified electrical engineers should be aware of the risks and all the while the electrics are live no other persons should go near the electrics.
Fire doors also may contain asbestos materials but the only way to find this out is to damage the door which destroys its fire retarding properties.

3 We recommend that the items discussed above are periodically inspected for damage and if any damage is found then advice should be sought from an asbestos contractor.

Prior to any maintenance works or other activities around the suspect areas those people involved must be warned and shown the suspect materials so they know where to take care not to disturb materials.

4 We were able to access all roof void areas to the commonways and no asbestos materials were found to them. All the building materials were as good as identical to each entrance and commonways to the flats. There was one store cupboard that we were not able to gain access to. We have to record a no access area as presumed to contain asbestos although it is unlikely that it does.

SECTION NINE

MATERIAL ASSESSMENT: SUMMARY BY RISK BAND

Material Assessment: Summary by Risk Band

Site Name: Ormsby - Common way areas

Project Number: AE 820

Risk Band: Low Risk

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Floor	Area	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
24/05/2004	0	654		External	Roof level	All	Amosite & Chrysotile	Soffit	5	5	The soffit could not be investigated as it is too high for a four metre ladder.	Possible action required	T 1
24/05/2004	0	667		External	Roof area	Flats 1-6	Chrysotile/Crocidolite	Flue pipe	5	2	The flue pipe was too high for the surveyor to access and could not be fully investigated. It may be made of asbestos cement.	Possible action required	T 1

Material Assessment: Summary by Risk Band

Site Name: Ormsby - Common way areas

Project Number: AE 820

Risk Band: Not Applicable

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Floor	Area	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
24/05/2004	0	653		External	Ground floor	Flats 19-24	Not Applicable	Soffit	0	N/A	The soffit to the entrance is made of timber.	No Action Required	T 1
24/05/2004	0	655		Entrance hall	Ground floor	Flats 19-24	Not Applicable	Ceiling	0	N/A	The ceiling is made of plaster.	No Action Required	T 1
24/05/2004	0	656		Store cupboard	Ground floor	Flats 19-24	Not Applicable	Electrics	0	2	The electrics and electrical cable can contain asbestos materials. These can not be investigate further for safety reasons.	Possible action required	T 1
24/05/2004	0	657		Stair landing	All	Flats 19-24	Not Applicable	Riser Panel	0	N/A	The panel to the riser is made of hardboard.	No Action Required	T 1
24/05/2004	0	658		Staircase	All	Flats 19-24	Not Applicable	Electric cable conduit	0	N/A	The electrical cable conduit boxing is made of plastic.	No Action Required	T 1
24/05/2004	0	659		Stair landing	All	Flats 19-24	Not Applicable	Window Sill	0	N/A	The window sills are made of timber.	No Action Required	T 1
24/05/2004	0	660		Store cupboard	Ground floor	Flats 12-18	Not Applicable	Various	0	2	There were no asbestos materials observed to the store cupboard although there were some electrics present which can contain asbestos materials.	Possible action required	T 1
24/05/2004	0	661		Roof space	Roof area	Flats 12-18	Not Applicable	Panels	0	N/A	The antenna to the roof space is backed by hardboard panels. No asbestos materials were found to the roof space.	No Action Required	T 1
24/05/2004	0	663		Common Area	All	Flats 7-12	Not Applicable	Not applicable	0	N/A	The common way area is identical in structure and design to the previous and is constructed of the same materials..	No Action Required	T 1

Material Assessment: Summary by Risk Band

Site Name: Ormsby - Common way areas

Project Number: AE 820

Risk Band: Not Applicable

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Floor	Area	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
24/05/2004	0	664		Store cupboard	Ground floor	Flats 1-6	Not Applicable	Inaccessable area	0	4	The store cupboard lock had been changed and could not be accessed. It may be presumed to contain asbestos materials.	Possible action required	T 1
24/05/2004	0	665		External	All	Flats 1-6	Not Applicable	Downpipe	0	N/A	The downpipes to the building are made of plastic.	No Action Required	T 1
24/05/2004	0	666		External	Ground floor	Back entrance to flats	Not Applicable	Soffit	0	N/A	The porch soffit is made of concrete.	No Action Required	T 1
24/05/2004	0	668		Not applicable	Ground floor	Refuse storage	Not Applicable	Not applicable	0	N/A	The refuse storage area was investigated and no asbestos materials were observed.	No Action Required	T 1

SECTION TEN

MATERIAL ASSESSMENT: SUMMARY BY FLOOR

Material Assessment: Summary by Floor

Site Name: Ormsby - Common way areas

Project Number: AE 820

Floor: **All**

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Area	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
24/05/2004	0	657		Stair landing	Flats 19-24	Not Applicable	Riser Panel	0	Not Applicable	N/A	The panel to the riser is made of hardboard.	No Action Required	T 1
24/05/2004	0	658		Staircase	Flats 19-24	Not Applicable	Electric cable conduit	0	Not Applicable	N/A	The electrical cable conduit boxing is made of plastic.	No Action Required	T 1
24/05/2004	0	659		Stair landing	Flats 19-24	Not Applicable	Window Sill	0	Not Applicable	N/A	The window sills are made of timber.	No Action Required	T 1
24/05/2004	0	663		Common Area	Flats 7-12	Not Applicable	Not applicable	0	Not Applicable	N/A	The common way area is identical in structure and design to the previous and is constructed of the same materials..	No Action Required	T 1
24/05/2004	0	665		External	Flats 1-6	Not Applicable	Downpipe	0	Not Applicable	N/A	The downpipes to the building are made of plastic.	No Action Required	T 1

Material Assessment: Summary by Floor

Site Name: Ormsby - Common way areas

Project Number: AE 820

Floor: **Ground floor**

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Area	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
24/05/2004	0	653		External	Flats 19-24	Not Applicable	Soffit	0	Not Applicable	N/A	The soffit to the entrance is made of timber.	No Action Required	T 1
24/05/2004	0	655		Entrance hall	Flats 19-24	Not Applicable	Ceiling	0	Not Applicable	N/A	The ceiling is made of plaster.	No Action Required	T 1
24/05/2004	0	656		Store cupboard	Flats 19-24	Not Applicable	Electrics	0	Not Applicable	2	The electrics and electrical cable can contain asbestos materials. These can not be investigate further for safety reasons.	Possible action required	T 1
24/05/2004	0	660		Store cupboard	Flats 12-18	Not Applicable	Various	0	Not Applicable	2	There were no asbestos materials observed to the store cupboard although there were some electrics present which can contain asbestos materials.	Possible action required	T 1
24/05/2004	0	664		Store cupboard	Flats 1-6	Not Applicable	Inaccessable area	0	Not Applicable	4	The store cupboard lock had been changed and could not be accessed. It may be presumed to contain asbestos materials.	Possible action required	T 1
24/05/2004	0	666		External	Back entrance to flats	Not Applicable	Soffit	0	Not Applicable	N/A	The porch soffit is made of concrete.	No Action Required	T 1
24/05/2004	0	668		Not applicable	Refuse storage	Not Applicable	Not applicable	0	Not Applicable	N/A	The refuse storage area was investigated and no asbestos materials were observed.	No Action Required	T 1

Material Assessment: Summary by Floor

Site Name: Ormsby - Common way areas

Project Number: AE 820

Floor: **Roof area**

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Area	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
24/05/2004	0	661		Roof space	Flats 12-18	Not Applicable	Panels	0	Not Applicable	N/A	The antenna to the roof space is backed by hardboard panels. No asbestos materials were found to the roof space.	No Action Required	T 1
24/05/2004	0	667		External	Flats 1-6	Chrysotile/Crocidolite	Flue pipe	5	Low Risk	2	The flue pipe was too high for the surveyor to access and could not be fully investigated. It may be made of asbestos cement.	Possible action required	T 1

Material Assessment: Summary by Floor

Site Name: Ormsby - Common way areas

Project Number: AE 820

Floor: Roof level

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Area	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
24/05/2004	0	654		External	All	Amosite & Chrysotile	Soffit	5	Low Risk	5	The soffit could not be investigated as it is too high for a four metre ladder.	Possible action required	T 1

SECTION ELEVEN

PRIORITY ASSESSMENT: SUMMARY BY FLOOR

Priority Assessment: Summary by Floor

Site Name: Ormsby - Common way areas

Project Number: AE 820

Floor: Ground floor

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Floor	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
24/05/2004	0	656		Store cupboard	Ground floor	The electrics or electrical cable are unlikely to be disturbed by anyone other than qualified electicians.	0	1	1	0	2
24/05/2004	0	660		Store cupboard	Ground floor	The electrics or electrical cable are unlikely to be disturbed by anyone other than a qualified electrician.	0	1	1	0	2
24/05/2004	0	664		Store cupboard	Ground floor	The store cupboard may contain asbestos materials of which exposure potential and likelyhood of disturbance is not known for certain and is presumed to be of a high risk.	0	2	2	0	4

Priority Assessment: Summary by Floor

Site Name: Ormsby - Common way areas

Project Number: AE 820

Floor: Roof area

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Floor	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
24/05/2004	0	667		External	Roof area	The priority assessment for the flue pipe is based on any maintenance works at roof level.	0	0	2	0	2

Priority Assessment: Summary by Floor

Site Name: Ormsby - Common way areas

Project Number: AE 820

Floor: Roof level

Sample Date	Location Ref	Location ID	Drawing Reference	Room	Floor	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
24/05/2004	0	654		External	Roof level	The soffit is unlikely to be disturbed unless maintenance works at roof level are carried out.	1	1	2	1	5

SECTION TWELVE

PIE CHARTS

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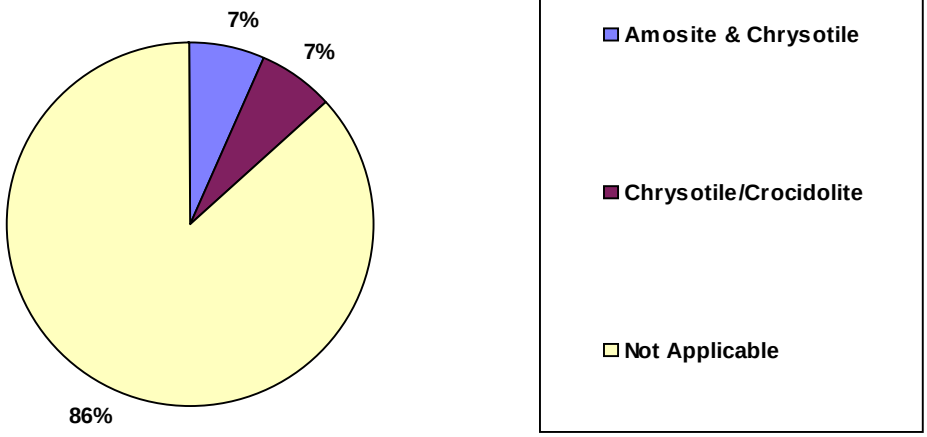
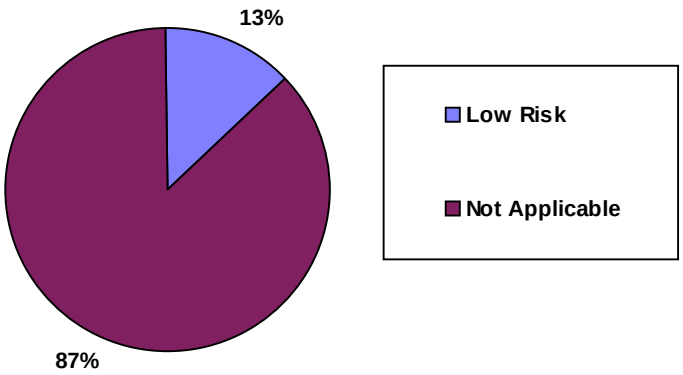
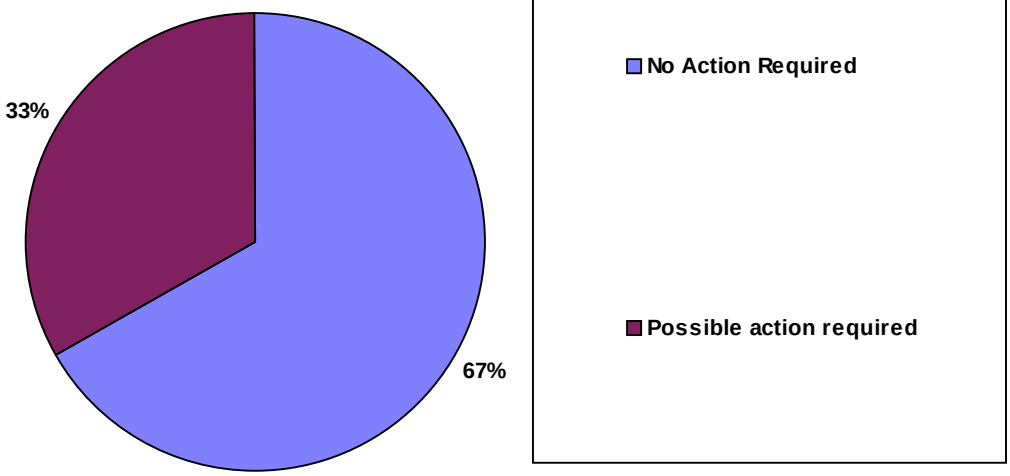
Analysis by Asbestos Type



Analysis by Risk Band



Analysis by Action



All charts show the latest Sample Inspection Data Only

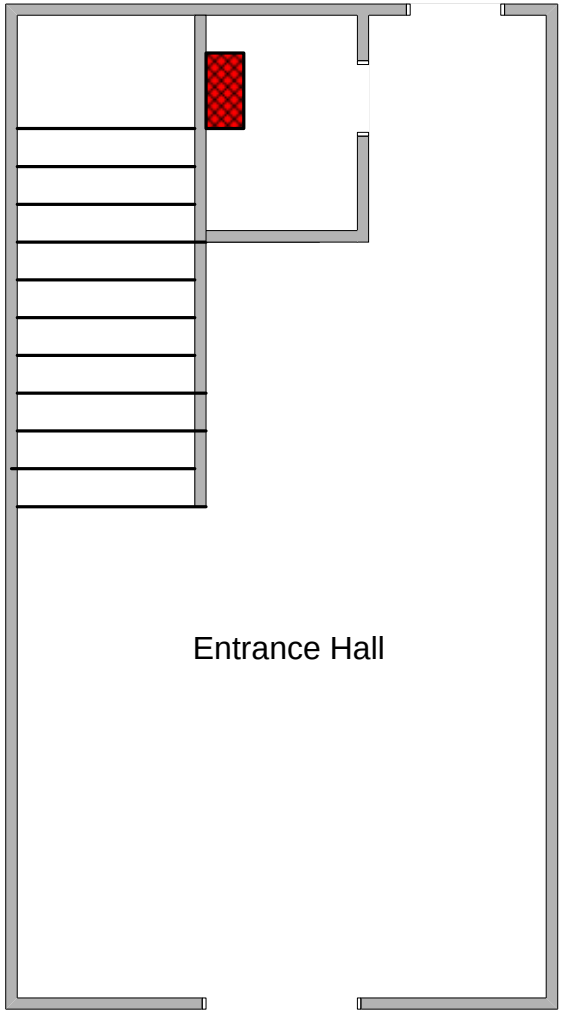
Client Name:	JJ Holmes Properties	Project Number:	AE 820
		Survey Date:	24 May 2004
Site Address:	Ormsby - Common way areas. Corner of Grange & Stanley Road, Sutton, Surrey, SU1	Printed On:	17 June 2004
		Survey Charts:	Page 1 of 1

Ormsby Flats

Drawing not to scale
Floor layout is an approximation

Common way areas

Back entrance



Front entrance

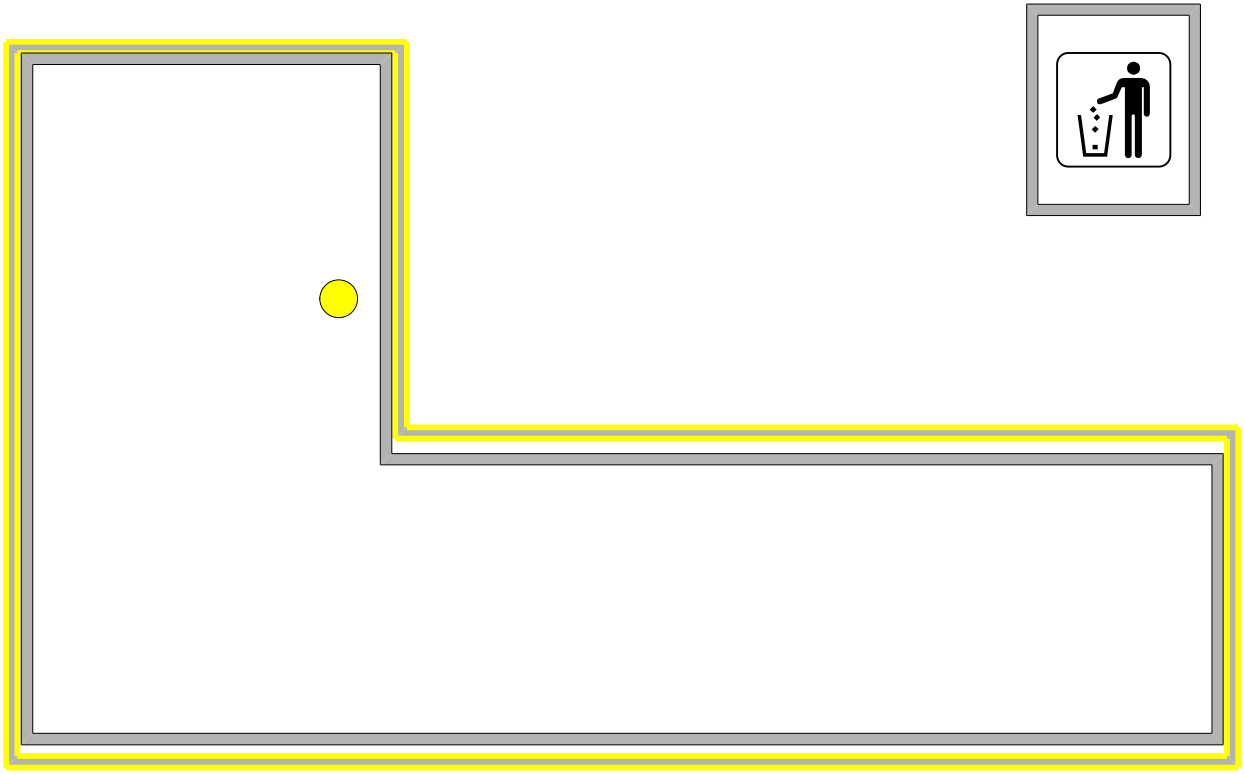
Electrical cable sheathing may contain asbestos materials

Stairs to first floor of flats

Ormsby Flats

External

Not to scale
Layout is an approximation



Key

Suspected asbestos soffit

Suspected asbestos cement flue pipe