



ASBESTOS MANAGEMENT SURVEY REPORT

For

HOME FROM HOME

Of

20 Church Street, Stratton St Margaret, Swindon, SN3 4NB

202802-959352

**Produced by SOCOTEC Asbestos Ltd,
a wholly owned subsidiary of SOCOTEC**

**Bretby Business Park, Ashby Road,
Bretby, Burton upon Trent,
Staffordshire DE15 0YZ**

www.socotec.com

Site
20 Church Street, Stratton St Margaret,
Swindon, SN3 4NB

Customer:
Home from Home
28 Butts Road
Chiseldon
Swindon
SN4 0NW

Customer Contact:
Survey Date: 17/12/2021
Surveyor(s): Darren Cheetham



Consultant:
SOCOTEC Asbestos Limited

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Authorised by:



Darren Cheetham
Surveyor

Technical Review by:



Tracy Milnes
Project Manager

Report Issue date: 23/12/2021

EXECUTIVE SUMMARY & RECOMMENDATIONS

A Management asbestos survey was carried out at 20 Church Street, Stratton St Margaret, Swindon, SN3 4NB.

Asbestos was found in one sample. There were 2 presumed or strongly presumed materials identified.

Table 1 **Summary of ACM's**

Sample Reference	Risk Score	Building	Area Description	Material	Material Risk	Priority Risk	Action	Timescale for Action
P1	7	000 1	First Floor - 002- Electrical Cupboard	Cable wrap	5	2	Manage Presumption Reasons: live electric .	12 months
001	7	000 1	External - EXT- External	Putty to soil stack	4	3	Manage	12 months
P2	4	000 1	External - EXT- External	Cement verge undercloaking to rear dorma windows	3	1	Manage Presumption Reasons: too high to access .	12 months

FULL SURVEY REPORT

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SECTION 1 INTRODUCTION

- 1.1 SOCOTEC Asbestos Limited was instructed by of Home from Home, to carry out a Management asbestos survey of 20 Church Street, Stratton St Margaret, Swindon, SN3 4NB in accordance with HSE document HSG 264 and in-house approved documented method SCI/ASB/001.
- 1.2 The scope of the works was to carry out an Asbestos Management Survey on the premises as instructed by the Customer as follows: Management survey of communal & external areas
The scope of works as amended on site is as follows:
- 1.3 The following areas were not accessed during the survey following initial discussions with the customer: Live electrics
- 1.4 The extent and type of the asbestos containing materials on site was to be summarised in a written report including a detailed site register, survey report sheets and plans.
- 1.5 The title to this report is vested in the Customer named but title to copyright is retained. The Contracts (Rights of Third Parties) Act 1999 does not apply to the contract with the Customer and the provisions of the said Act are hereby excluded.
- 1.6 The inspection report shall not be reproduced except in full without the approval of the inspection body and the Customer.
- 1.7 SOCOTEC Asbestos Ltd is accredited by UKAS as a Type C Inspection Body for surveying for asbestos in premises. Opinions, interpretations, priority risk assessments and total risk scores are outside the scope of accreditation.
- 1.8 Fibrous materials may exist within the property which are not ACMs. Where, in the judgment of the surveyor, the material is clearly not asbestos then the surveyor will record the findings in the Construction Register. However the material will have been inspected unless it was in an area of no access or is specifically excluded from the report.

SECTION 2 SITE DESCRIPTION

- 2.1 The site consisted of A block of flats .

Table 2.1: Summary of buildings surveyed and survey type at 20 Church Street, Stratton St Margaret, Swindon, SN3 4NB.

Property Ref / UPRN	Building Description	Survey Type
.	Three storey house converted into flats of stone masonry construction with a pitched tiled roof	Management

SECTION 3 SPECIFIC NOTES

- 3.1 The scope and terms of works were as agreed during the tender process with the Customer, including a discussion on areas of possible no-access (see section 1.2 and 1.3). We confirm that in preparing this report that we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.
- 3.2 Asbestos containing materials (ACMs) concealed behind other asbestos containing materials may not have been located during the survey due to the potential for fibre release. It should be assumed that further asbestos containing materials may be present until proven otherwise.
- 3.3 Water absorption tests have not been carried out on board or cement materials and thus such materials which have been referred to within this report as asbestos insulating board (AIB) or asbestos cement are done so based solely upon their physical appearance and using the technicians judgement. A water absorption measurement test, as detailed in paragraph 17 of L143 *Work with Materials Containing Asbestos* ACOP, is required to determine whether a material is legally classified as asbestos cement or not. Asbestos cement in a dry state absorbs less than 30% water by weight.
- 3.4 A Management Survey report should not be used as the basis for an asbestos removal specification. A Refurbishment or Demolition survey report may be used as a basis for a specification. Note that all dimensions referred to in this report are approximate and should not be used for the calculation of priced measures. For Management surveys, the recommendations indicated on the asbestos register are overridden if the building is due for demolition or major structural alteration. Where materials are suspected to be present and consist of or contain asbestos, contractors should (prior to commencing refurbishment works) first confirm the existence of such materials under controlled conditions such as a Refurbishment or Demolition survey and in accordance with Control of Asbestos Regulations Regulation 5 and the Construction (Design and Management) Regulations.
- 3.5 All reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids accordingly it is not possible to regard the findings of any survey as being definitive. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

SECTION 4 SURVEY AND SAMPLING METHODOLOGY

4.1 Management Survey

- 4.1.1 The purpose of this survey was to locate as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition, with representative samples being collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found were collected and analysed to confirm or refute the surveyor's judgement. If the material sampled was found to contain asbestos, other similar homogeneous materials used in the same way in the building have been strongly presumed to contain asbestos.
- 4.1.2 The survey was carried out in accordance with HSG 264, SOCOTEC's internal procedure SCI/ASB/001 and the specific requirements of the Customer.

4.2 Abbreviations used in the text

- AWS Associated with sample. Visually consistent with sampled material.
- ACM Asbestos Containing Material
- NSR No sample required (Area has been inspected and no suspicious samples identified)
- NA No Access (Access not reasonably practicable)
- P Presumed to contain asbestos. Sample required to confirm absence or presence of asbestos in item
- CAR Control of Asbestos Regulations (2012)
- X All samples prefixed with an X were not taken by SOCOTEC Asbestos, however the data was provided by the client for inclusion within the report and the integrity of the data has been reviewed by SOCOTEC Asbestos Ltd in accordance with our internal procedures.

SECTION 5 BULK SAMPLE ANALYSIS METHODOLOGY

- 5.1 Bulk sample analysis was carried out in accordance with SOCOTEC Asbestos Limited's internal procedure SCI/ASB/007, based on the Health and Safety Executive publication HSG 248.
- 5.2 SOCOTEC Asbestos is a UKAS-accredited testing body No. 1089, ensuring compliance with the requirements of BS EN ISO/IEC 17025:2017 General criteria for the operation of various types of bodies performing testing.

SECTION 6 RISK ASSESSMENT

6.1 Risk Assessment Methodology & Interpretation

- 6.1.1 Each location of asbestos has a risk assessment which is composed of two elements:
- Material Risk Assessment
 - Priority Risk Assessment
- 6.1.2 The table below identifies the differences between the two elements, their purpose and the guidance to which it relates and which SOCOTEC Asbestos Limited adhere.

Table 6.1: Summary of Risk Assessment

Risk Assessment Type	Purpose	Guidance and Algorithm used by SOCOTEC Asbestos Limited
Material Risk Assessment	Identification of the type and condition of the ACM and the ease with which it will release fibres if disturbed	• HSG 264 – ‘Asbestos – The survey guide.’ – Appendix 4. • In house procedure SCI/ASB/001, based on the above
Priority Risk Assessment	Identification of the likelihood of disturbance	• HSG 227 – ‘A comprehensive guide to managing asbestos in premises’ • In house procedure SCI/ASB/001, based on the above

6.1.3 The combined Material and Priority Risk Assessment scores provide a Total Risk Score for the asbestos material and may be used to determine the appropriate management procedure.

6.1.4 The Priority and Material Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection, and as such SOCOTEC cannot accept liability for assessments provided when changes in condition and/or use have occurred subsequent to the survey. The duty holder should be aware that if the use of the building changes, then the assessment should be reviewed by a responsible person as part of the ongoing management plan, and this is the responsibility of the duty holder to manage.

Table 6.2 Material Risk Assessment Algorithm

Sample variable	Score	Example of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, asbestos cement)
	2	AIB, millboards, textiles, gaskets, ropes and asbestos paper
	3	Thermal Insulation (e.g. pipe and boiler lagging), sprayed asbestos
Extent of damage /deterioration	0	Good condition, no visible damage
	1	Low damage, a few scratches, broken edges on board, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas of damage revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	0	No Asbestos Detected
	1	Chrysotile
	2	Amphibole excluding Crocidolite
	3	Crocidolite

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

Table 6.3 Priority Risk Assessment Algorithm

Assessment Factor	Score	Examples of score variables
1. Normal Occupant Activity Main type of activity in area	0 1 2 3	Rare disturbance activity, e.g. little used store room) Low disturbance activities, (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. Fire door with AIB sheet in constant use)
2. Likelihood of Disturbance a) Location b) Accessibility c) Extent/Amount	0 1 2 3 0 1 2 3 0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Average Score = a + b + c / 3		
3. Human Exposure Potential a) Number of occupants b) Frequency of use of area c) Average time area in use	0 1 2 3 0 1 2 3 0 1 2 3	None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily <1 hour >1 to <3 hours >3 to <6 hours >6 hours
Average Score = a + b + c / 3		
4. Maintenance Activity a) Type of maintenance activity b) Frequency of maintenance activity	0 1 2 3 0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in AIB ceiling) Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve) High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling) ACM unlikely to be disturbed for maintenance <1 per year >1 per year >1 per month
Average Score = a + b / 2		
Total Priority Assessment Score = 1 + 2 + 3 + 4		

Appendix A

SITE REGISTER(S)

SITE REGISTER

Survey Report Ref: **202802-959352-0001** Site Address: **20 Church Street, Stratton St Margaret, Swindon, SN3 4NB**
 Building Address: **20 Church Street**
 Building Reference / UPRN: . Client: **Home from Home** Date of Inspection **17/12/2021**

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk				Material Risk Rating	Priority Risk				Priority Risk Rating	Overall Risk Score	Recommended Actions & Timescales
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment		Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity			
001	First Floor - Hall			No sample required												
002	First Floor - Electrical Cupboard	Cable wrap	1 Linear M	P1	1	2	1	1	5	0	1	0	1	2	7	Manage - 12 months
EXT	External - External	Putty to soil stack	0.2 Linear M	001	2	1	1	0	4	0	1	1	1	3	7	Manage - 12 months
EXT	External - External	Cement verge undercloaking to rear dorma windows	3 Linear M	P2	1	1	0	1	3	0	0	0	1	1	4	Manage - 12 months

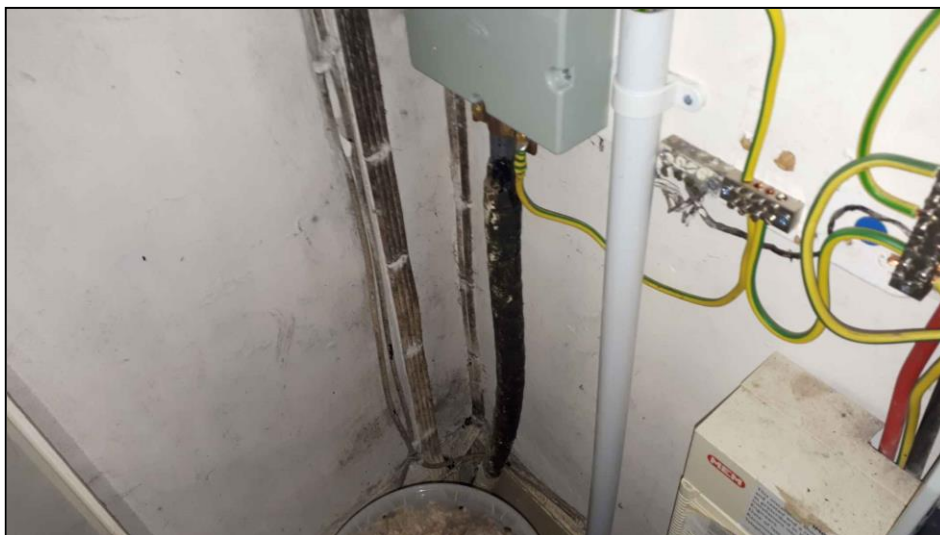
Appendix B

MATERIAL ASSESSMENT SHEETS

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	002
		Floor:	First
Site Address:	20 Church Street, Stratton St Margaret, Swindon, SN3 4NB	Area Description:	Electrical Cupboard
Building:	.	Material Description:	Cable wrap
Building Address:	20 Church Street	Survey Report Reference:	202802-959352-0001



ASSESSMENT

Material Risk:	5
Asbestos Type:	1 - Chrysotile
Product Type:	2 - AIB, Millboard, gaskets, paper etc
Extent of Damage:	1 - Low damage
Surface Treatment:	1 - Enclosed sprays and lagging, AIB, AC sheets etc
Priority Risk:	2
Normal Occupant Activity:	0 - Rare Disturbance
Likelihood of Disturbance:	1 - Low Likelihood of Disturbance
Human Exposure Potential:	0 - Very Low Human Exposure Potential
Maintenance Activity :	1 - Low Risk Maintenance Activity

Sample No:	P1
Position:	Internal
Approx Size of Item:	1 Linear M

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : 12 months

Recommendation:	Manage
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Comments:	Presumption Reason: live electric
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Total Risk Score:	7
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MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	EXT
		Floor:	External
Site Address:	20 Church Street, Stratton St Margaret, Swindon, SN3 4NB	Area Description:	External
Building:	.	Material Description:	Putty to soil stack
Building Address:	20 Church Street	Survey Report Reference:	202802-959352-0001



ASSESSMENT

Material Risk:	4
Asbestos Type:	2 - Amosite/other amphiboles (not Crocidolite) and Chrysotile
Product Type:	1 - Asbestos composites, decorative finishes, AC
Extent of Damage:	1 - Low damage
Surface Treatment:	0 - Composite materials containing asbestos (reinforced plastics, vinyl, etc)
Priority Risk:	3
Normal Occupant Activity:	0 - Rare Disturbance
Likelihood of Disturbance:	1 - Low Likelihood of Disturbance
Human Exposure Potential:	1 - Low Human Exposure Potential
Maintenance Activity :	1 - Low Risk Maintenance Activity

Sample No:	001
Position:	External
Approx Size of Item:	0.2 Linear M

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : 12 months

Recommendation: Manage

Comments:

Total Risk Score: 7

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	EXT
		Floor:	External
Site Address:	20 Church Street, Stratton St Margaret, Swindon, SN3 4NB	Area Description:	External
Building:	.	Material Description:	Cement verge undercloaking to rear dorma windows
Building Address:	20 Church Street	Survey Report Reference:	202802-959352-0001



ASSESSMENT

Material Risk:	3
Asbestos Type:	1 - Chrysotile
Product Type:	1 - Asbestos composites, decorative finishes, AC
Extent of Damage:	0 - Good
Surface Treatment:	1 - Enclosed sprays and lagging, AIB, AC sheets etc
Priority Risk:	1
Normal Occupant Activity:	0 - Rare Disturbance
Likelihood of Disturbance:	0 - Very Low Likelihood of Disturbance
Human Exposure Potential:	0 - Very Low Human Exposure Potential
Maintenance Activity :	1 - Low Risk Maintenance Activity

Sample No:	P2
Position:	External
Approx Size of Item:	3 Linear M

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : 12 months

Recommendation:	Manage
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Comments:	Presumption Reason: too high to access
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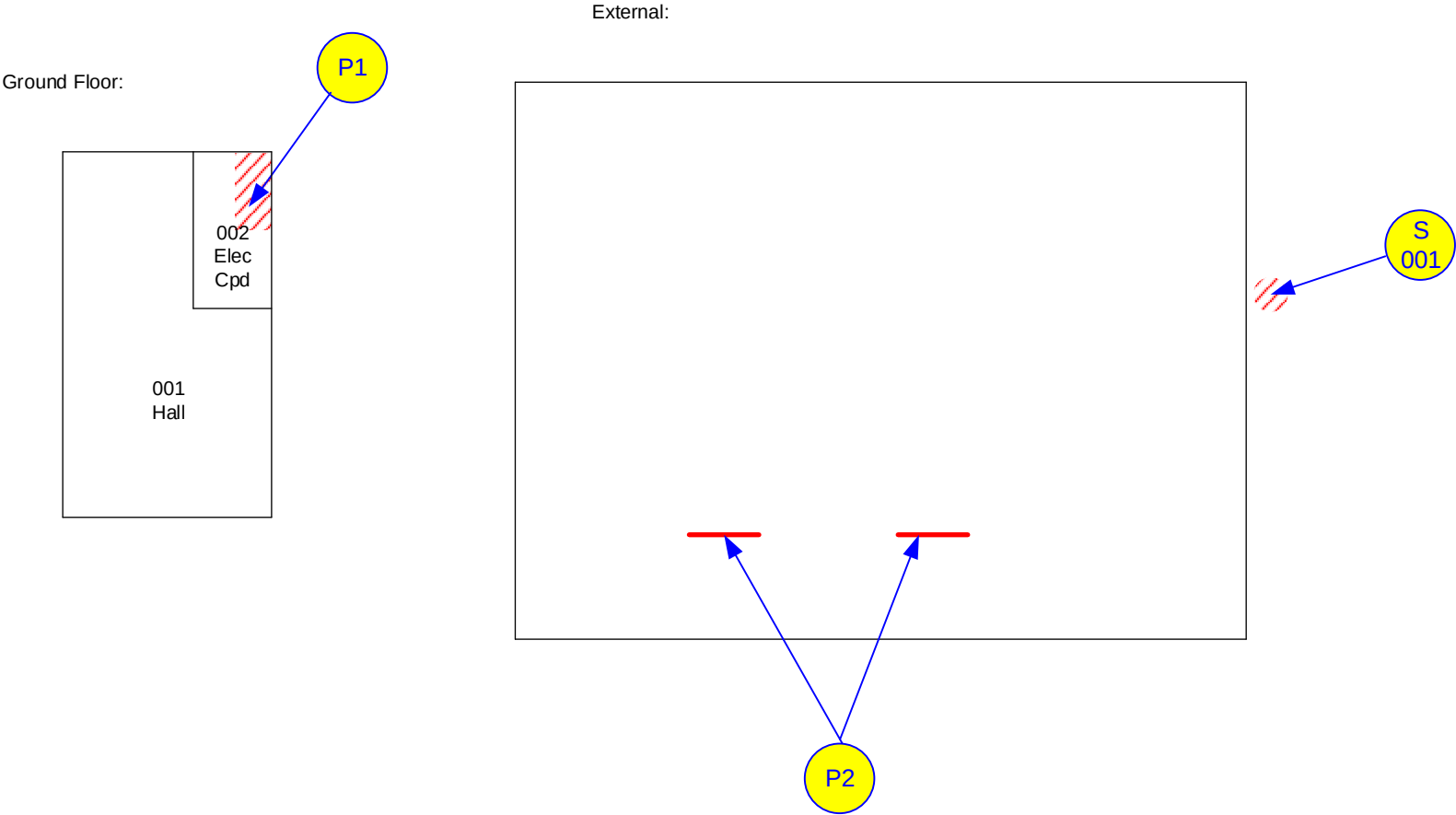
Total Risk Score:	4
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Appendix C

DRAWINGS

Client	Home from Home	Key: S=Sample AWS = As With Sample P = Presumed	Inspection Reference Location	
Site Address	20 Church Street, Stratton St Margaret, Swindon, SN3 4NB		Asbestos Present	
Survey Reference	202802/959352		Inaccessible Areas	
Date of Survey/Inspection	17/12/2021		Beyond Remit of Survey	
Surveyors	D. Cheetham			
PAGE 1 OF 1		Not to Scale		

Please ensure these plans are reviewed in context with the scope of works and recorded limitations in the survey report



Appendix D

LABORATORY TEST CERTIFICATE(S)

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

SOCOTEC Asbestos Limited

Unit D 2 Wilkinson Road,
Bankside Business Park,
Cirencester,
Gloucestershire
GL7 1YT

Telephone: 01285 700593
E-mail:
socotec@socotec.com

Client	Home from Home	Delivered/Collected	Collected
Address	28 Butts Road, Chiseldon, Swindon, SN4 0NW,	Analysis Report No	D154027
Attention		Report Date	21/Dec/2021
Site Address	20 Church Street, Stratton St Margaret, Swindon, SN3 4NB	Site Ref No	202802-959352
Date Sample Taken	17/12/2021	Page No	1 of 1
Date Sample Received		No of Samples	1
Date of Analysis	20/12/2021		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
001		External Floor - External EXT - Putty to soil stack	CHRYSTOTILE, AMOSITE	202802-959352-0001- 001

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

Samples of material referenced above have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. SOCOTEC Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. *Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.

Appendix E

DEFINITIONS AND GUIDANCE NOTES

Your Survey Recommendations

- A.1 Recommendations are made based upon each items assessed potential for fibre release as recommended by the guidance published by the Health and Safety Executive.
- A.2 Definition of terms for actions detailed within this report:
- i. Add to inspection:* Provision of a policy of 12 monthly inspections together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.
 - ii. Manage:* Provision of a policy of regular inspection together with procedures, whilst continually monitoring the condition of the material for further deterioration.
 - iii. Manage & Label:* Process and provision for the fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations (CAR), to the surface of the material to warn of the hazard.
 - iv. Control/Restrict access:* Material in a condition and position that is likely to cause fibre release should it be disturbed. Immediate action to implement procedure to restrict access to area via physical controls.
 - v. Repair:* Addition of a seal to the material to prevent the further deterioration and breakdown of the material. This action should also be carried out with labelling.
 - vi. Encapsulate:* Provision of paint type coating to effect a continuous seal to surface of the material and thereby prevent fibre release.
 - vii. Remove:* Complete removal of the material under controlled conditions so as to comply with CAR.