

1-3 CASTLE CRESCENT

Reading RG1 6AQ



Asbestos Refurbishment / Demolition Survey Report

29 September 2017

Conducted by

Holloway Safety Management

Suite 148

5 High Street

Maidenhead Berkshire SL6 1JN

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**According to the guidance set out in HSG 264 Asbestos: The Survey Guide, issued by the Health and Safety Executive,
and the Quality Management Systems of Holloway Safety Management**

Survey Reference: 2420

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1.0 EXECUTIVE SUMMARY

Scope and Purpose

Lucas Construction has commissioned Holloway Safety Management to undertake an asbestos refurbishment/demolition survey of 1-3 Castle Crescent Reading.

The aim of the survey was to locate and identify the presence of any Asbestos Containing Materials (ACMs) or suspected ACMs within the building. This report provides a record and assessment of the extent and characteristics of any ACMs found (or suspected) and is based on information made available at the time and date of the survey.

Particular attention should be given to those areas excluded from the survey or of limited access (section 4). If access is required to any of these areas prior to any works being carried out, further arrangements for access should be made.

This survey was carried out as per Holloway Safety Management standard terms and conditions for asbestos surveys. Any third parties making use of this report should satisfy themselves that the scope of the survey adequately covers the scope of their works. Holloway Safety Management cannot be held responsible for any misinterpretation of the contents of this report by any third party if they did not provide a specification, or scope of works.

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Locations of Suspected Asbestos Containing Materials (with analysis results)

Unique Sample No.	Building Reference	Floor	Room / Area	Description of Location	Product Description	Asbestos Type	Quantity
001	MAIN	FIRST	F1 KITCHEN	FLOOR	FLOOR TILE	No Asbestos Detected	N/A
002	MAIN	FIRST	F1	FLOOR	FLOOR TILE	No Asbestos Detected	N/A
003	MAIN	FIRST	F1	DOOR PANEL	INSULATING BOARD	No Asbestos Detected	N/A
VIS 1-002	MAIN	FIRST	F2	FLOOR	FLOOR TILE	No Asbestos Detected	N/A
004	MAIN	FIRST	FIRST FLOOR KITCHEN	FLOOR	FLOOR TILE	No Asbestos Detected	N/A
005	MAIN	FIRST	FIRST FLOOR BATHROOM 1	FLOOR	FLOOR TILE	No Asbestos Detected	N/A
006	MAIN	FIRST	STAIRS	FLOOR	FLOOR TILE	CHRYSTILE	5.0 m2
007	MAIN	FIRST	HALF LANDING	FLOOR	FLOOR TILE	No Asbestos Detected	N/A
008	MAIN	FIRST	F5 KITCHEN	FLOOR	FLOOR TILE	CHRYSTILE	4.0 m2
009	MAIN	FIRST	F5 & LANDING	FLOOR	FLOOR TILE & ADHESIVE	CHRYSTILE	20.0 m2
010	MAIN	FIRST	FIRST FLOOR BATHROOM 2	FLOOR	FLOOR TILE & ADHESIVE	CHRYSTILE	3.0 m2
011	MAIN	HALF LANDING	G7	FLOOR	FLOOR TILE	No Asbestos Detected	N/A
012	MAIN	GROUND	HALL & CORRIDORS	FLOOR	FLOOR TILE & ADHESIVE	CHRYSTILE	40.0 m2
013	MAIN	GROUND	G1	DOOR PANEL	INSULATING BOARD	No Asbestos Detected	N/A

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Unique Sample No.	Building Reference	Floor	Room / Area	Description of Location	Product Description	Asbestos Type	Quantity
014	MAIN	GROUND	CORRIDOR	FLOOR	DEBRIS	No Asbestos Detected	N/A
015	MAIN	GROUND	G6 LOBBY	FLOOR	FLOOR TILE & ADHESIVE	CHRYSTILE	8.0 m2
016	MAIN	GROUND	G6 BATHROOM	FLOOR	FLOOR TILES	No Asbestos Detected	N/A
017	MAIN	FIRST	EXTERNAL	ROOF SLATES	CEMENT	CHRYSTILE	80.0 m2
018	MAIN	GROUND	EXTERNAL	FLOOR	DEBRIS	CHRYSTILE	1.0 Lin m
NST 1	MAIN	FIRST	EXTERNAL	FLUE PIPE	CEMENT	CHRYSTILE	1.0 Lin m

Areas Not Accessed

Building Reference	Floor	Room / Area	Reason for No Access
N/a	N/a	N/a	N/a

The presence of ACMs within these areas should be presumed until a full inspection can be made and any suspected ACMs sampled and analysed

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Comments and Recommendations

Asbestos was identified in the floor tiles on the front stairs and the kitchen of F5. Asbestos was identified in the floor tiles and the bitumen adhesive in F5 and the adjacent landing, First floor Bathroom 2, the Ground floor entrance Hall & Corridors and the G6 Lobby.

Roof slates were sampled from the loft space. From ground level they appear similar and should be presumed to contain asbestos unless a closer inspection reveals differences, in which case further samples should be taken to determine the extent of the asbestos cement slates.

The external cement flue pipe and flue cap are presumed to be asbestos cement.

A loose asbestos cement rainwater pipe section was located on the ground adjacent to the building; other similar material maybe in the grounds surrounding the building.

The panels to the rear of all the room doors are similar to those sampled (samples 003 & 013) and can be presumed not to contain asbestos.

The soffits were inspected on the front elevation and are lathe and plaster, not asbestos as presumed in the structural survey report. Soffits to all elevations appear similar.

Inspections within the floor void were limited due to the unsafe nature of the floors throughout the building. No suspected ACMs were noted in the areas inspected. The only pipe work is soil and drainage, there is no evidence of heating pipework being installed in the floor void.

Inspections within the basement were limited to a brief visual inspection due to the suspected presence of bats. No suspected ACMs were noted.

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2.0 INTRODUCTION AND BACKGROUND INFORMATION

Aims and Objectives

1-3 Castle Crescent is a two storey detached domestic building. The building is of brick construction, with plaster ceilings and timber floors and dates from the 1850's. The aim of the survey was to locate and identify the presence of ACMs or suspected ACMs within the building and to the external elevations. This report provides a record and assessment of the extent and characteristics of any ACMs, or suspected ACMs, found and is based on information made available at the time and date of the survey.

Asbestos surveys can be one of two types, as described below:

Management Survey - Standard sampling, identification and assessment survey, non invasive.

This type of survey is the most common form of asbestos survey undertaken. It requires the surveyor to identify any suspected asbestos containing materials on site. These materials are then sampled (this may require several samples depending on the size and complexity) and then analysed at a UKAS accredited laboratory, which allows confirmation of whether the sampled materials contain asbestos or are asbestos free. Visually similar homogenous materials are then referenced to sampled materials, and are "strongly presumed" to be the same material (i.e. contain asbestos or not) as the sampled material. Sampling is limited to accessible, visible materials and does not allow for damage to the fabric of the building, for example the lifting of fitted carpets, opening of locked or sealed rooms, or the damaging of one material to access a potential asbestos containing material.

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Refurbishment / Demolition Survey - Full access sampling and identification survey.

A full-access, intrusive, asbestos survey, which extends the management survey to include investigations into reasonably accessible sealed voids and the fabric of the building. This survey shall include breaking through partition walls, floors, ceilings etc. to confirm the presence or absence of asbestos containing materials. This type of survey is carried out prior to demolition or refurbishment works where significant damage to the building will not be an issue. It will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum and will not include for reinstatement, unless pre-arranged. A refurbishment/demolition survey shall only be carried out if safe to do so - for example if there are live services inside a building, access may not be possible to certain areas and may require a further visit.

This particular survey is a **Refurbishment / Demolition Survey**, carried out in accordance with the Health and Safety Executive's guidance document HSG 264. This means that:

- As far as reasonably practicable, locate and describe all ACMs in all reasonably accessible areas of the building, including floor and ceiling voids, cavity walls, partition walls, service risers and access shafts.
- A sampling programme is undertaken to identify possible ACMs and estimates of the volumes and the surface areas of ACMs made.
- A record of the condition of the ACMs and where additional asbestos debris may be expected to be present is produced.

The purpose of the report is to:

- Enable the client to take the necessary precautions so that all asbestos containing materials are removed under the appropriate controlled conditions, prior to the commencement of demolition or refurbishment works.

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Presentation of Findings

Executive Summary: A summary outlining the main findings of the survey can be seen in Section 1.0. The summary table gives information that may need to be accessed quickly and easily by any individual either working in, or carrying out works on, the premises

Site Plans: The locations of all materials that were sampled during the survey are shown in Appendix A; Site Plans.

Data Sheets: A series of data sheets have been prepared to provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix B. In addition to details of materials sampled and their locations, the data sheets will also detail any materials, and their locations, where the surveyor was unable to physically obtain a sample for analysis but suspects that the material may contain asbestos. They will also provide details and locations of any materials physically similar to materials already sampled. These situations can be further explained thus;

No Sample Taken (NST): In these instances the surveyor has deemed the taking of a sample either impractical, beyond the scope of the project, or unnecessary. Reasons for a sample not being taken and hence classified 'Inaccessible' could be because of height restrictions, electrical circuitry, confined spaces or purely an inaccessible location. The reason for the taking of a sample to be deemed unnecessary is that in the surveyor's opinion, the material clearly contains asbestos and should therefore be treated as an acm. In these circumstances the surveyor is required by law to assume the worst case for the presumed results of the asbestos content of the material. Locations and descriptions of materials where this scenario applies are included in the Data Sheets. The site plans in Appendix A show the location of all 'Unsampled Inspections' and are marked "nst1", "nst2", etc

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Visually Similar To Inspections (VIS); In these instances it was deemed unnecessary by the surveyor to take a physical sample of a material because it is visually similar to another material. The results can therefore be cross referenced. The data sheets detail these types of inspection and also give the unique sample number of the sampled material to which it has been referred. Again, the site plans in Section 2 show the location of all 'Visually Similar Inspections' and are marked "vis1-001" "vis2-001" etc, where the first digit is the sequential reference number of the visual inspection and the second set of digits detail the sample number of the material to which reference is being made. In instances where a material is present throughout a building, (eg similar floor or ceiling tiles) then reference to this will be made on the site plans rather than create a large number of similar records.

Inspection, Sampling and Testing

Holloway Safety Management carried out an inspection of the buildings on the 26 September 2017. The purpose of the inspection was to identify locations where the presence of asbestos is suspected and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.

Based on the findings of the initial inspection, eighteen representative bulk samples of materials suspected of containing asbestos were recovered from the site on 26 September 2017. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG 264, published by the Health & Safety Executive.

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The recovered samples were subsequently examined in a UKAS Accredited laboratory to establish their asbestos content, in accordance with MDHS 77: Asbestos in Bulk Materials – Sampling and Identification by Polarised Light Microscopy, published by the Health & Safety Executive. The results of the laboratory testing for all recovered samples are presented in Appendix C.

Representative Sampling

Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis (shown in Appendix C) indicate that no asbestos has been detected, caution should be exercised in extrapolating the same conclusion to the parent material. Where doubt remains, further sampling and testing should be carried out.

Sampling and Analysis

Sampling was carried out on 26 September 2017 in accordance with the method specified in HSG 264, published by the Health & Safety Executive. Access to the property was arranged by Lucas Construction and photographs were taken to provide a record of all of the locations and materials examined. A photographic record of the inspection is incorporated in the data sheets in Appendix B.

Analysis of the recovered samples was carried out by Athena Environmental Solutions Ltd in accordance with the procedure specified in MDHS 77, published by the Health & Safety Executive. Athena Environmental Solutions Ltd is accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.

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Significance of Laboratory Analysis Results

The following are the three main types of asbestos identified by the laboratory testing procedure, and recorded on the laboratory result sheets in Appendix C:

Chrysotile (White Asbestos)

Amosite (Brown Asbestos)

Crocidolite (Blue Asbestos)

It is emphasised that all types of asbestos, irrespective of their mineralogical compositions and concentration levels, fall within the scope of the Control of Asbestos Regulations (2012). Therefore, details of the type and quantity of asbestos materials identified by the laboratory analyses do not significantly affect the Duty Holders' legal duties and obligations. However, they do influence the assessment of risk, and therefore assist in determining the priorities for remedial action

Risk Classification

The data sheets in Appendix B incorporate assessments of risk and provide recommendations concerning access restrictions that should be considered and priorities for treatment or removal of asbestos containing materials. A material assessment score for each location represents the assessments of risk. The material assessment scores are based on the assumption that no future actions are planned that will disturb the asbestos-containing materials. Any future work that could involve disturbing the identified materials would require a risk assessment to assist in developing a suitable method statement.

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3.0 CAVEATS

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACMs may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACMs within the premises, and for notifying the appropriate authorities where necessary.

Refurbishment / Demolition Survey

This type of survey employs the use of destructive sampling techniques of an unfamiliar site.

Although every effort is made to locate all asbestos containing materials, the possibility that undiscovered asbestos materials may be present cannot be ruled out, especially if accurate, as built, drawings of the site are not made available prior to the start of the survey.

If the building is to undergo major refurbishment or demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

Where suspected asbestos containing materials prevent further access to areas (e.g. above suspected asbestos ceilings), the survey will be halted. Any such areas will be noted within the report.

Material quantities are approximate and are provided for guidance only. Site plans should not be scaled, but considered indicative only of sample and material locations.

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Product descriptions of sampled materials are made by the surveyor from a visual assessment at the time of sampling. The client should base any decision on the appropriate method of removal of any material on the information provided in the analysis certificate.

Any underground pipe or structural work that requires analysis but would necessitate the use of heavy plant or machinery to extract physical samples is excluded from this survey. Care must therefore be taken when demolition or construction work is being conducted below ground level.

4.0 EXCLUSIONS AND INACCESSIBLE AREAS

Areas Excluded from the Survey and of Limited Access

Unless otherwise stated, the following areas were excluded from the survey because they were inaccessible due to the physical nature of the premises; the extraction of samples would have affected the functional integrity of the article or full access could have endangered the surveyor:

- Boilers, plant and electrical installations.
- Access within the basement was limited due to the presence of Bats.
- Access within the floor voids was limited due to unsafe floors.
- The area surrounding the buildings.

Although the presence of asbestos in these areas has not been confirmed, caution should be exercised if any works are carried out there in the future. If any suspect materials are encountered in these areas, it is recommended that all works are stopped and the area evacuated until such time that the material can be sampled, analysed and confirmed to be free of any asbestos.

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5.0 MANAGEMENT RESPONSIBILITIES

Control of Asbestos Regulations

The Control of Asbestos Regulations 2012 (CAR) apply to most situations involving the risk of exposure to asbestos. From April 2012 the CAR require that owners and occupiers of non-domestic properties (who have maintenance and repair responsibilities):

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Presume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- Make a written assessment of the risk of exposure from asbestos.
- Prepare and implement a management plan to control asbestos-related health risks, including measures to ensure that:
 - Material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
 - Material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
 - Information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

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Other Health & Safety Regulations

Under Section 2 of the Health and Safety at Work etc. Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information regarding the location of asbestos is made available to any person likely to be exposed to ACMs.
- Training is given to anyone liable to be exposed to asbestos.

This report can be used as a reference to assist the client in fulfilling its duties and obligations under present regulatory framework.

Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos,
- Controlling the Asbestos Register,
- Liaising with specialist asbestos consultants and contractors,
- Monitoring the action plan.

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6.0 AUTHORISATION

- This report has been prepared within the quality management system of Holloway Safety Management.
- It complies with all current HSG 264 requirements.

Status: *Initial*

Date: 29 September 2017

Survey Details:

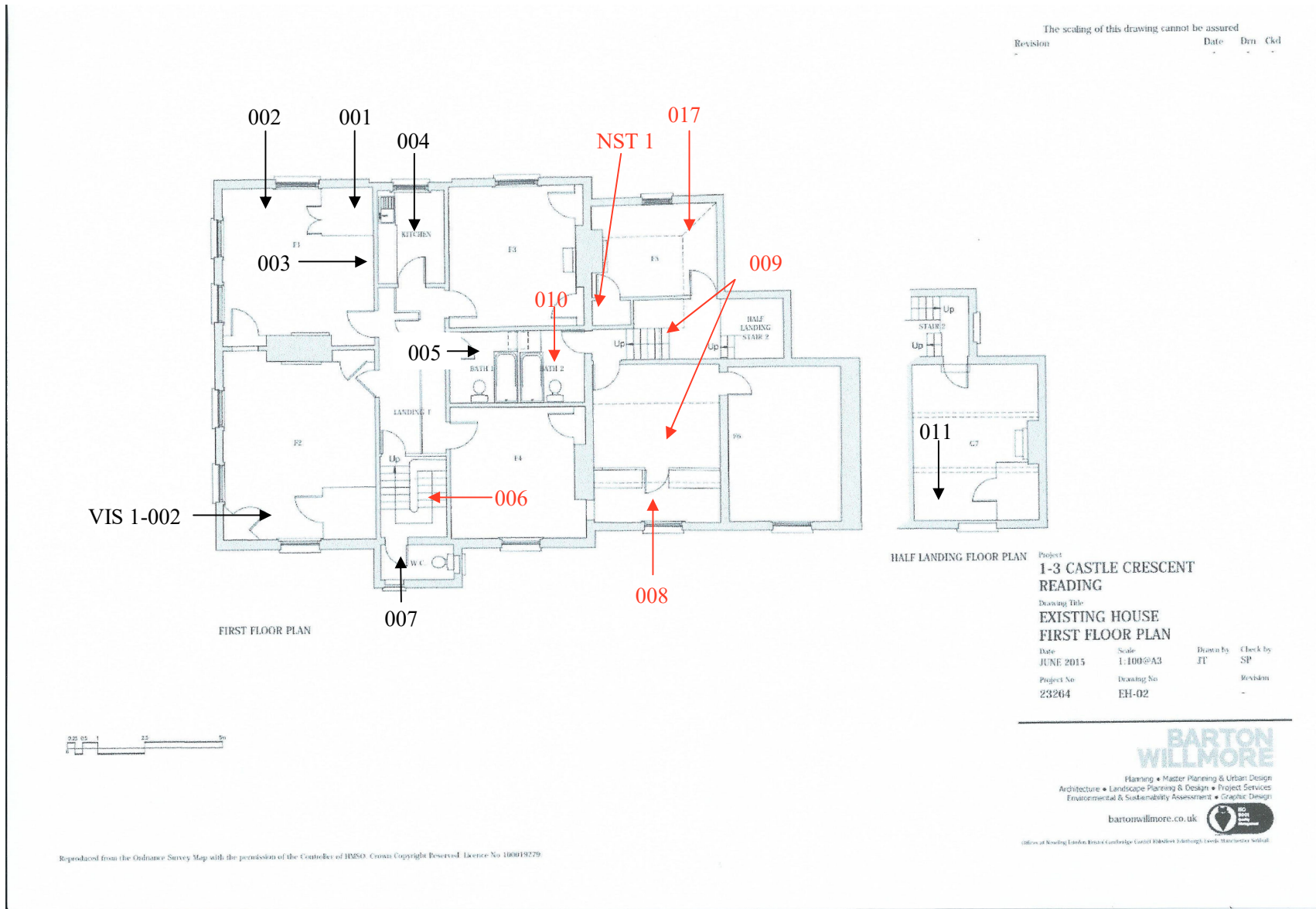
Authorised By	Signature	Date
David Holloway TechIOSH AIIRSM		29/09/17

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Appendix A

Site Plans

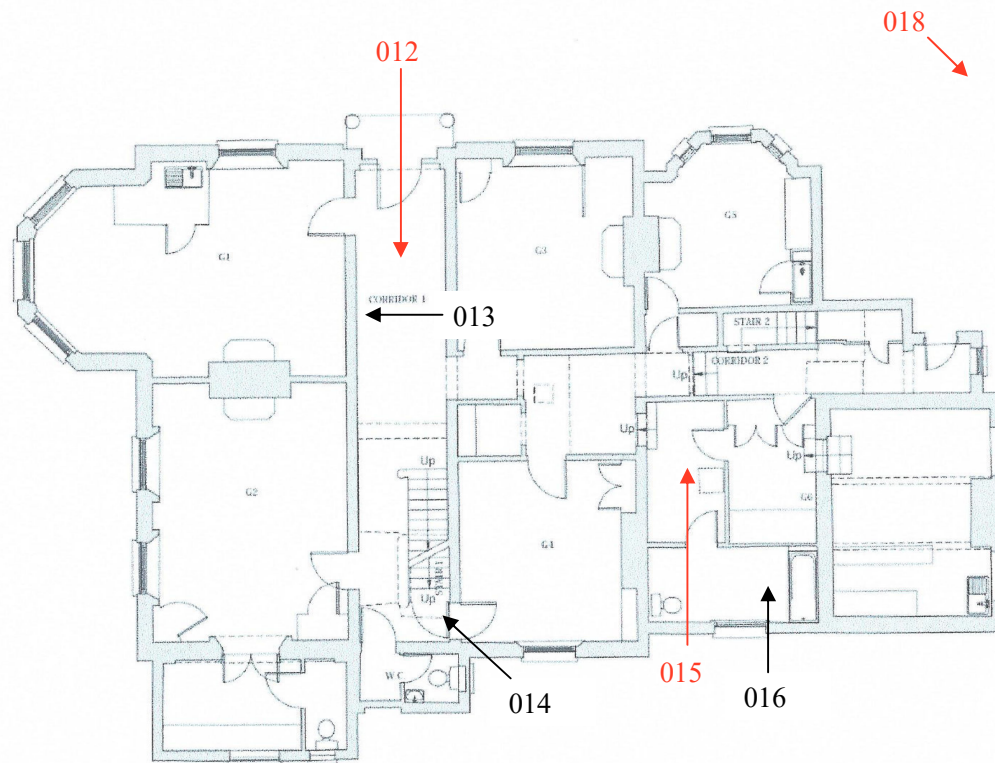
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AREAS WITH ASBESTOS CONTAINING MATERIALS OR MATERIALS PRESUMED TO CONTAIN ASBESTOS

AREAS NOT ACCESSED. THE PRESENCE OF ASBESTOS CONTAINING MATERIALS SHOULD BE PRESUMED

Revision	Date	Des	Ckd
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GROUND FLOOR PLAN



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Project
**1-3 CASTLE CRESCENT
READING**
Drawing Title
**EXISTING HOUSE
GROUND FLOOR PLAN**

Date	Scale	Drawn by	Check by
JUNE 2015	1:100@A3	JT	SP
Project No	Drawing No	Revision	
23264	EH-01	-	

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 AREAS WITH ASBESTOS CONTAINING MATERIALS OR MATERIALS PRESUMED TO CONTAIN ASBESTOS

AREAS NOT ACCESSED. THE PRESENCE OF ASBESTOS CONTAINING MATERIALS SHOULD BE PRESUMED

Appendix B

Material Data Sheets

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MATERIAL DATA SHEET

**HOLLOWAY SAFETY
MANAGEMENT**

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

001

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ
1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

F1 Kitchen

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

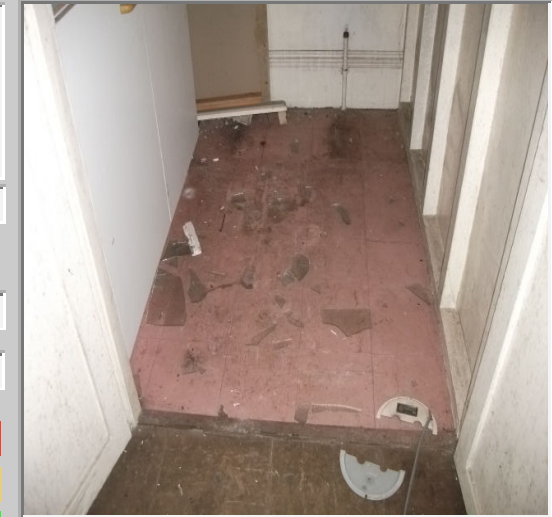
☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

002

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

F1

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

003

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

F1

Description of Location

Door Panel

Lead Surveyor's Name

David Holloway

Product Description

Insulating Board

Survey Date

26-Sep-17

Comments

Insulating board panels on all doors throughout the building are similar and can be presumed not to contain asbestos.

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

vis1-002

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

F2

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tiles

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

004

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

First Floor

Description of Location

Kitchen

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

005

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

First Floor

Description of Location

Bathroom 1

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

006

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

Stairs

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Sampled Material Photograph



Quantity

5.0 m2

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Composites

Asbestos Type

Chrysotile (White)

Material Assessment Score:

2

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

007

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

Half Landing

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

008

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

F5

Description of Location

Kitchen

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Sampled Material Photograph



Quantity

4.0 m2

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Composites

Asbestos Type

Chrysotile (White)

Material Assessment Score:

2

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

009

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

F5 and Landing

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile & Adhesive

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Sampled Material Photograph



Quantity

20.0 m2

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Composites

Asbestos Type

Chrysotile (White)

Material Assessment Score:

2

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

010

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

First Floor Bathroom 2

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile & Adhesive

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Sampled Material Photograph



Quantity

3.0 m2

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Composites

Asbestos Type

Chrysotile (White)

Material Assessment Score:

2

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

011

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Half Landing

Room/Area

G7

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

012

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Ground Floor

Room/Area

Hall & Corridors

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile & Adhesive

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Sampled Material Photograph



Quantity

40.0 m2

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Composites

Asbestos Type

Chrysotile (White)

Material Assessment Score:

2

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

013

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Ground Floor

Room/Area

G1

Description of Location

Door Panel

Lead Surveyor's Name

David Holloway

Product Description

Insulating Board

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

014

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Ground Floor

Room/Area

Corridor

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Debris

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

015

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Ground Floor

Room/Area

G6

Description of Location

Lobby

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile & Adhesive

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Sampled Material Photograph



Quantity

8.0 m2

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Composites

Asbestos Type

Chrysotile (White)

Material Assessment Score:

2

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

016

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Ground Floor

Room/Area

G6 Bathroom

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Floor Tile

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☐

Asbestos Presumed

☒

No Asbestos Detected

Sampled Material Photograph



Quantity

N/a

Product Type

Extent of Damage

Surface Treatment

Asbestos Type

NAD

Material Assessment Score:

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

017

Client Name

Lucas Construction

Sampled Material Photograph

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Ground Floor

Room/Area

External

Description of Location

Roof Slates

Lead Surveyor's Name

David Holloway

Product Description

Cement

Survey Date

26-Sep-17

Comments

All roof slates appear similar and should be presumed to contain asbestos until a closer inspection can be made.

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Quantity

80.0m2

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Cement, Enclosed sprays/lagging, Sealed board

Asbestos Type

Chrysotile (White)

Material Assessment Score:

3



MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

018

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

Ground Floor

Room/Area

External

Description of Location

Floor

Lead Surveyor's Name

David Holloway

Product Description

Debris

Survey Date

26-Sep-17

Comments

Loose, asbestos cement, rainwater goods.

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition



Asbestos Confirmed



Asbestos Presumed



No Asbestos Detected

Sampled Material Photograph



Quantity

1.0 Lin m

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Cement, Enclosed sprays/lagging, Sealed board

Asbestos Type

Chrysotile (White)

Material Assessment Score:

3

MATERIAL DATA SHEET

HOLLOWAY SAFETY MANAGEMENT

Created By

David Holloway

Date

29-Sep-17

Unique Sample ID

Inst 1

Client Name

Lucas Construction

Survey Reference

2420

Site Address

1-3 Castle Crescent
Reading
Berks
RG1 6AQ

Building Ref

Main

Level/Floor

First Floor

Room/Area

External

Description of Location

Flue Pipe

Lead Surveyor's Name

David Holloway

Product Description

Cement

Survey Date

26-Sep-17

Comments

Name of Testing Laboratory

Athena Environmental Solutions Ltd

Survey Type

Demolition

☐

Asbestos Confirmed

☒

Asbestos Presumed

☐

No Asbestos Detected

Sampled Material Photograph



Quantity

1.0 Lin m

Product Type

Asbestos Composites

Extent of Damage

Good condition

Surface Treatment

Cement, Enclosed sprays/lagging, Sealed board

Asbestos Type

Chrysotile (White)

Material Assessment Score:

3

Appendix C

Sample Analysis Results

<i>Survey Reference</i>	2420
<i>Survey Date</i>	26 Sep 2017
<i>Report Date</i>	29 Sep 2017



ENVIRONMENTAL SOLUTIONS LTD

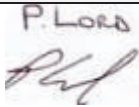
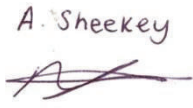
ATHENA ENVIRONMENTAL SOLUTIONS LTD
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WICKFORD, ESSEX, SS11 8YU
Tel: 01268 761 171
Email: info@athena-env.co.uk



COMPANY REG NUMBER: 07376951
REGISTERED ADDRESS: AS ABOVE

4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/17/09/1170 DATE SAMPLED: 26/09/17 DATE RECEIVED: 27/09/17 DATE ANALYSED: 27/09/17 OBTAINED: DELIVERED NUMBER OF SAMPLES: 18	SITE ADDRESS: 1-3 CASTLE CRESCENT, READING SITE REFERENCE: 2420		
	CLIENT: HOLLOWAY SAFETY MANAGEMENT CLIENT ADDRESS: SUIT 148, 5 HIGH STREET, MAIDENHEAD, BERKS, SL6 1JN PHONE NUMBER: 01628 788300		
ANALYST NAME & SIGNATURE:		AUTHORISER NAME & SIGNATURE:	
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1.	2420/001	F1 FLOOR TILE	NADIS	FLOOR TILE
2.	2420/002	F1 FLOOR TILE	NADIS	FLOOR TILE
3.	2420/003	F1 DOOR PANEL	NADIS	INSULATING BOARD
4.	2420/004	FF KITCHEN-FLOOR TILE	NADIS	FLOOR TILE AND BITUMEN BACKING
5.	2420/005	FF BATHROOM 1-FLOOR TILE	NADIS	FLOOR TILE
6.	2420/006	STAIRS-FLOOR TILE	CHRYSTILE	FLOOR TILE
7.	2420/007	HALF LANDING-FLOOR TILE	NADIS	FLOOR TILE
8.	2420/008	F5-KITCHEN-FLOOR TILE	CHRYSTILE	FLOOR TILE
9.	2420/009	F5 AND LANDING-FLOOR TILE	CHRYSTILE TO BOTH	FLOOR TILE AND BITUMEN BACKING
10.	2420/010	FF BATHROOM 2-FLOOR TILE	CHRYSTILE TO BOTH	FLOOR TILE AND BITUMEN BACKING
11.	2420/011	G7 FLOOR TILE	NADIS	FLOOR TILE
12.	2420/012	HALL AND CORRIDORS-FLOOR TILE	CHRYSTILE TO BOTH	FLOOR TILE AND BITUMEN BACKING
13.	2420/013	G1 DOOR PANEL	NADIS	INSULATING BOARD
14.	2420/014	DEBRIS	NADIS	INSULATING BOARD
15.	2420/015	G6 LOBBY-FLOOR TILE	CHRYSTILE TO BOTH	FLOOR TILE AND BITUMEN BACKING
16.	2420/016	G6 BATHROOM-FLOOR TILE	NADIS	FLOOR TILE AND GLUE
17.	2420/017	ROOF SLATE	CHRYSTILE	CEMENT
18.	2420/018	DEBRIS	CHRYSTILE/CROCIDOLITE	CEMENT

KEY: CHRYSTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)

NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents one or two fibres only

Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.

Note: Samples will be kept for a minimum of 6 months.

Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.

Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.

Note: The results relate only to the items tested.

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