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NATAS ENVIRONMENTAL LTD

Asbestos Survey for

CP BIGWOOD


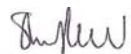
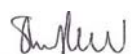
**At the Site of
Sherbourne House
Sherbourne
(Communal Areas Only)
Warwick CV35 8AP**



Cust. Name: CP Bigwood
Site : Warwick
Address : Sherbourne House
(Communal Areas Only)
Warwick
CV35 8AP

Project / Report Ref No: /13/02258/02
Job Survey Date : 30.10.2013

AUTHORISATION

Report Status:		ISSUED	
Report Reference:		13/02258/02	
	<i>Name</i>	Signature	Date
Report Compiled by:	Lei Zhang		03.12.2013
Reviewed by:	Shane Farrelly		03.12.2013
Surveyor:	Shane Farrelly		30.10.2013
The P402 Qualified Persons Accepting Technical Responsibility On Behalf Of Natas Environmental Ltd			

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EXECUTIVE SUMMARY

This property, known as Sherbourne House (Communal Areas Only), Sherbourne, Warwick CV35 8AP was subjected to an Asbestos "Management" Survey in accordance with the guidance given within HSE guidance note HSG264 – (Asbestos: The Survey Guide - 2012). This involves collecting and analysing representative samples from suspected ACMs and recording the type, condition, quantity and location of these materials throughout the building. This survey report includes Material Assessments only. Priority Assessment is required in order to provide a Total Risk Score. This must be completed by or on behalf of the duty holder.

The survey was carried out on 30.10.2013 by Shane Farrelly of Natas Environmental Ltd.

There were ACMs (Asbestos Containing Materials) detected in the building during the course of the Inspection. Please see the inspection summary on page 7.

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DETAILS OF THE PROPERTY

SURVEY SITE: Sherbourne House (Communal Areas Only), Sherbourne, Warwick CV35 8AP
SURVEY LOCATION: Warwick
CURRENT USE OF BUILDING: Residential
SPECIFIC ACCESS RESTRICTIONS: None
COMMISSIONED BY: CP Bigwood
PURPOSE: To comply with applicable Health & Safety Legislation and the Control of Asbestos Regulations 2012 (CAR) in particular "The duty to manage asbestos in non-domestic premises" Regulation 4.
SURVEY CONDUCTED BY: Shane Farrelly
SURVEY DATE: 30.10.2013
SURVEY TYPE: (HSG264: Asbestos: The Survey Guide) Management Survey

SPECIFIC INSTRUCTIONS:

- a) Concealed Areas drawn to our attention: No advice received
- b) Survey of inaccessible voids/cavities under/within or behind floors, walls, fixed (non-suspended) ceilings, claddings, and panels: Not inspected
- c) Customer's removal of carpets, furniture, wall fixtures: Not moved unless requested
- d) Customer limitations upon sampling/testing frequency: No restrictions - as per tender
- e) When property is occupied either by the public or workforce, labels for sample points are not applied, this is left to the building owner or tenant to apply.
- f) Details of known asbestos: No advice received
- g) Specific requirements to make good sample locations: Make good/safe
- h) All live electrical equipment and electrical services were not inspected and are deemed outside the scope of an Asbestos Management Survey
- i) The customer has requested that the survey is a material assessment survey only

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CAVEAT

Every effort has been made to identify all asbestos containing materials (ACM's) so far as was reasonably practical to do so within the scope of the survey and the report. Methods used to carry out the survey were agreed with the customer prior to work being commenced.

Survey techniques used involve trained and experienced surveyors using a combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that Asbestos based materials of one sort or another may remain undetected in the property or area covered by that survey, this could be due to various reasons:

1. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date. Any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
2. Debris from previous Asbestos removal projects may well be present in some areas; general Asbestos debris do not form part of this survey, however all good intentions are made for its discovery.
3. Natas Surveyors are to ensure that they have access to all areas within the scope of the survey as agreed with the Customer. If areas cannot be accessed during the survey or may need specialist assistant or equipment, the nominated person from the Customer will be contacted and informed. Access arrangements will need to be fully discussed and agreed. Once it has been confirmed access cannot be gained genuinely, Surveyors will report as no access area and the area must be presumed to contain ACMs until further inspection deems otherwise. These areas will be clearly located on plans and in the text of the report.
4. Where suspected asbestos containing materials were observed but physical access to such material to obtain a sample was deemed unsafe, the materials have been noted as Presumed Asbestos Containing Materials based upon the nature and use of the material and the opinion of the surveyor.
5. It is not possible both in terms of costs and time, to sample each and every panel, tile or materials of similar type. Where these exist, representative samples of similar, homogenous type materials will be sampled, on the assumption that other like materials are of an identical composition. It is therefore possible that other such materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

For the reasons set out above we cannot give assurances that all asbestos containing materials have been located.

Sampling of materials necessarily involves damaging the building fabric. Whilst reasonable efforts are made to minimise the extent of damage it is inevitable that some may occur to surfaces and décor. Natas Environmental Ltd, therefore, is not liable for the repair or re-installment of such to original condition.

Material Assessment scores are the opinion of the surveyor at the time of inspection. Please note a Priority Assessment is required in order to provide a Total Risk Score. This must be completed by or on behalf of the duty holder.

All extents given in the report are estimations and are given for guidance purposes only.

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Site :	Warwick	Job Survey Date :	30.10.2013
Address :	Sherbourne House (Communal Areas Only) Warwick CV35 8AP		

INSPECTION SUMMARY

Ass. No.	Sample Ref.	Floor	Room/ Location	Accessibility	Qty	Element	Product Type	Remark	Surface Treatment	Sampled	Asbestos Type	Material Assess.	Condition
001		External	External					Plastic Rain Water Pipes, Stone Fascia and Soffit		No	NAVI		
002	S001	Second	Roof Void	Difficult	70 m2	Roof Void	Roof Felt	Roof Felt. MMMF Lagging to Plastic Water Tanks and Pipe	Composite Material	Yes	No Asbestos Detected		Low damage
003		Second	Landing and Stairs Outside Flat 3					Plasterboard to Ceiling, Plastered Brick Walls, Timber Floor Under Carpet		No	NAVI		
004		First	Landing and Stairs Outside Flat 2					Plasterboard to Ceiling, Plastered Brick Walls, Timber Floor Under Carpet		No	NAVI		
005		Ground	Entry Foyer Outside Flat 1					Plasterboard to Ceiling, Plastered Brick Walls, Ceramic Tiles to Floor		No	NAVI		
006		Ground	Electrical and Gas Cupboard					Timber Ceiling and Walls, Ceramic Tiles to Floor		No	NAVI		

Notes: NAVI = No Asbestos Visually Identified

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CERTIFICATE(S) OF BULK ANALYSIS

Certificate for Identification of Asbestos Fibres

Certificate(s) are produced by a UKAS accredited Laboratory

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CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Customer:
 CP Bigwood
 45 Summer Row
 Birmingham
 B3 1JJ

Certificate Number: BA11087

Issue Date: 22/11/2013

Sample Receipt Date: 05/11/2013

Analysis Date: 07/11/2013

Standard	Yes	24 hrs	N/A	Sampled by	Shane Farrelly
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All analysis is carried out using the PLM method as detailed in the H.S.E. Methods Document HSG 248 'Asbestos.: The analysts' guide for sampling, analysis and clearance procedures - Appendix 2' and our in-house documented procedures. If samples have been DELIVERED NATAS Environmental Ltd accept no responsibility for the accuracy of the sampling and its effects on the accuracy of the results and for the accuracy of the sample details supplied

Site Address: Sherbourne House, Sherbourne, Warwick CV35 8AP

Customer Sample No	NATAS Sample No	Location/Description	Product Type	Asbestos Type(s)
1	001	Roof Void	Roof Felt	Nadis

(Chrysotile – 'White Asbestos', Amosite – 'Brown Asbestos', Crocidolite – 'Blue Asbestos')

Note: If during the search only 1 or 2 fibres are seen and identified as asbestos, the term 'Trace Asbestos Identified' will be used as detailed in HSG 248. Nadis = No Asbestos Detected In Sample

Signed (Analyst):

(Lei Zhang)

Person Accept Technical Responsibility:

(M. Doherty)

NATAS Environmental Ltd	Lab Form 095	Revision No 03
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