

CAMBRIDGE ASBESTOS REMOVAL LTD

R & D for Asbestos containing materials at

**Main House
Temple Dinsley
School Lane
Preston, Hitchin
Hertfordshire, SG4 7RT**



SURVEY DATE; 11th to 14th August 2023

REFERENCE; ECB/5345

SURVEYOR; Conrad Bristow
Barry Bridges

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CAMBRIDGE ASBESTOS REMOVAL LTD

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SITE FULL NAME :

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School Lane
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Hertfordshire
SG4 7RT
Site Security MPK9, Jan
Tel; 07745 208446 Fax;

REPORT AUTHOR :

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SECTION ONE

EXECUTIVE SUMMARY

Asbestos Surveys & Advisory Services Ltd

Executive Summary

General Information:

Site asbestos refurbishment & demolition survey consisted of large property arranged over four levels and roof spaces.

Built 80+ years ago and constructed of brick, block, concrete, steel, quarry roof tiles, non asbestos corrugated roof sheets, metal & plastic rainwater goods, non asbestos roof felts, plaster, plasterboard, lathe & plaster, non asbestos vinyl floor coverings, non asbestos bitumastic adhesive to wood block flooring, asbestos insulation board, asbestos cement board, non asbestos board, asbestos pipework insulation, asbestos residue to pipework under fibreglass pipework insulation, presumed asbestos rope gaskets to older skylight glazing, and presumed asbestos vloth fuse flashguards within electrical boxes.

Please note that there areas that are contaminated with asbestos such as boiler room areas, cottage boiler room areas, and asbestos pipework residue. These areas should be environmental cleaned befor refurbishment of put into use.

Also due to the complexity of the property there may be further asbestos hidden behind walls and within voids which could not be fully accessed.

Area	Comments	Accessed
Main	Sample taken, asbestos materials present.	Yes

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SECTION TWO

SURVEY DRAWINGS

Asbestos Surveys & Advisory Services Ltd

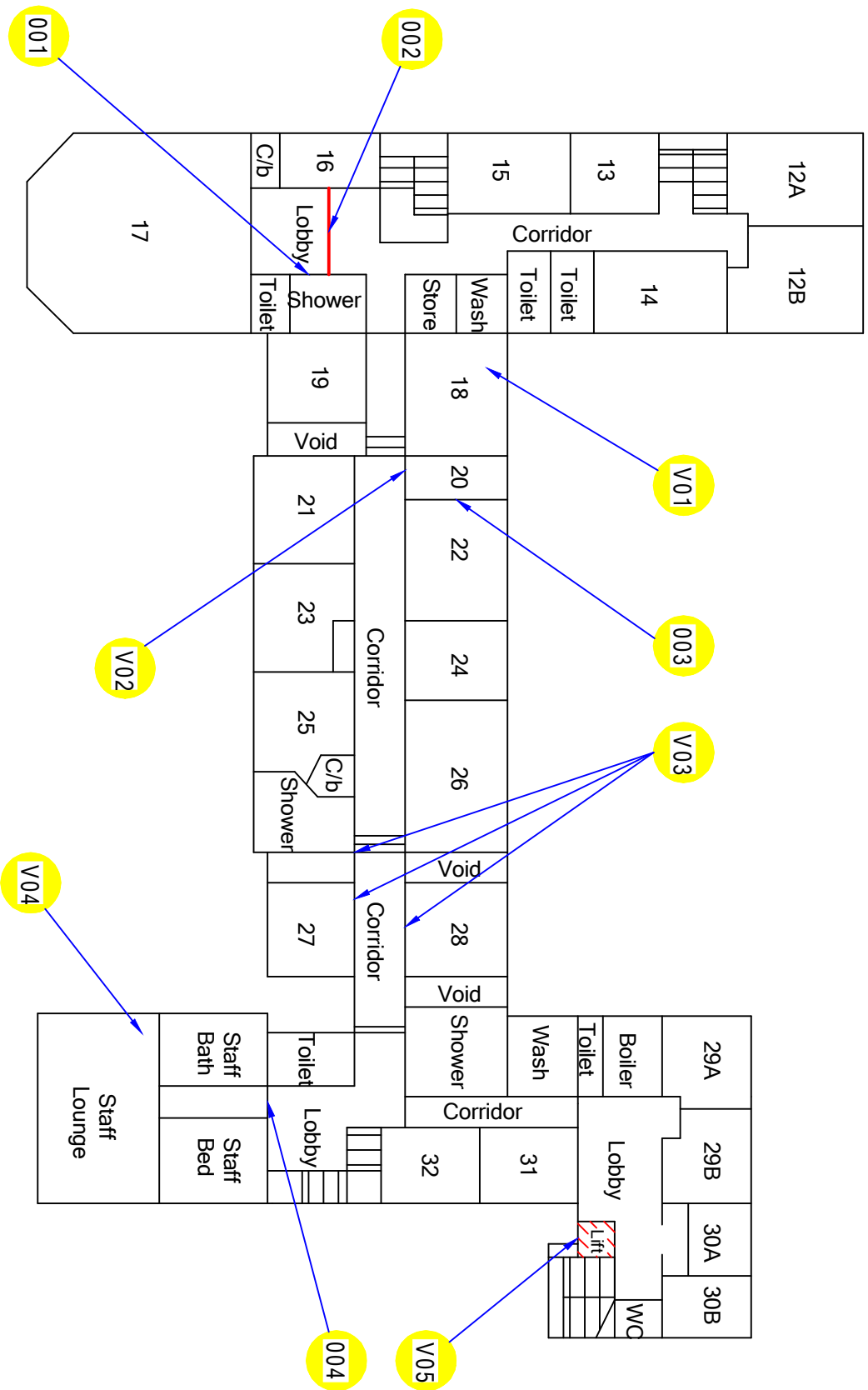


Survey Drawings and Documentation

Project Number:

ECB/5350





SECOND FLOOR

INSPECTION/SAMPLE LOCATION

ASBESTOS PRESENT

INACCESSIBLE AREAS

NOT TO SCALE

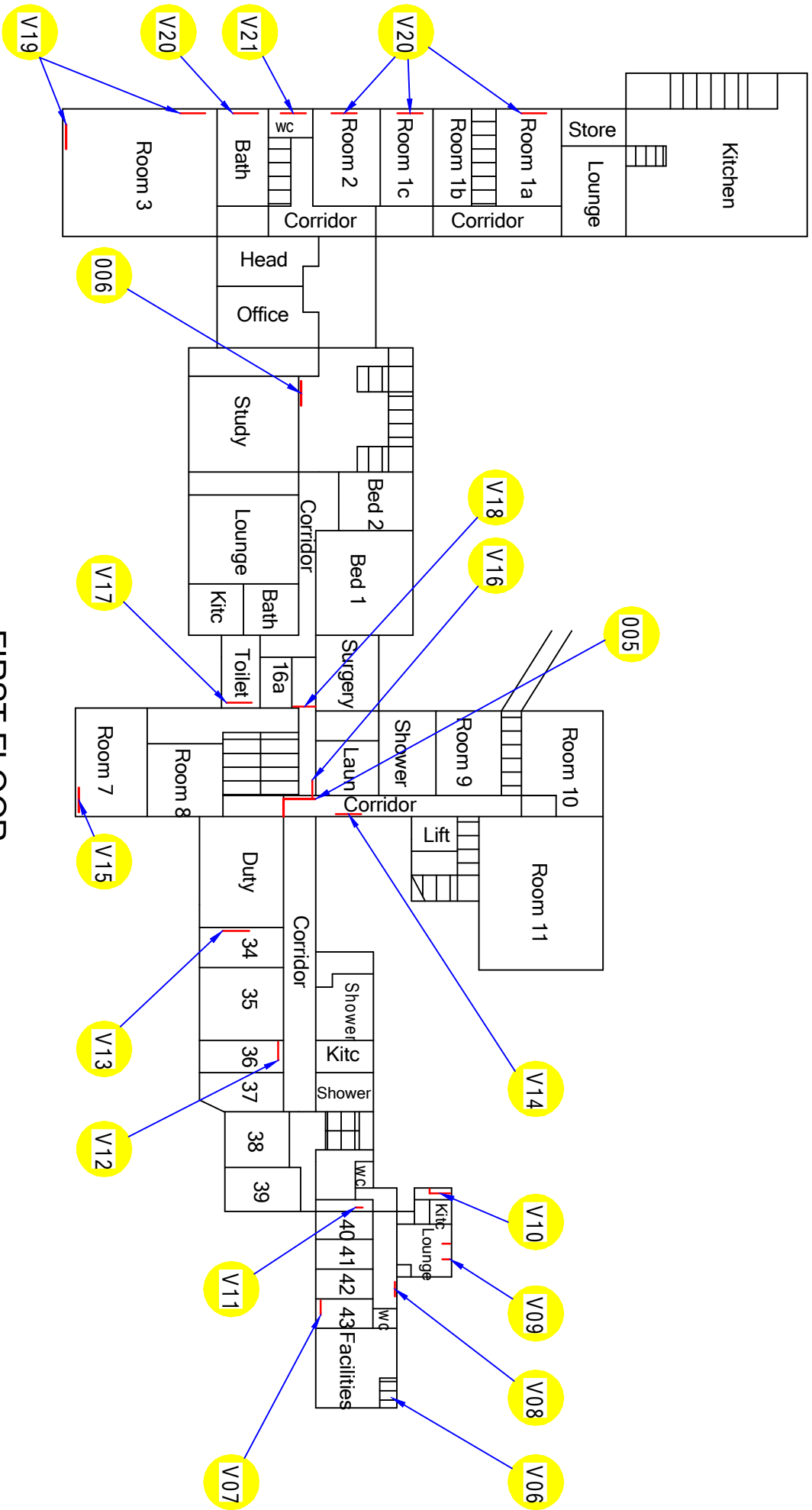
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Removal Ltd**

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CLIENT;
SITE; The Door PHC Ltd
Main Building, Temple Dinsley
School Lane
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SURVEYOR/S; Conrad Bristow/Barry Bridges



FIRST FLOOR

INSPECTION/SAMPLE LOCATION

ASBESTOS PRESENT

INACCESSIBLE AREAS

NOT TO SCALE

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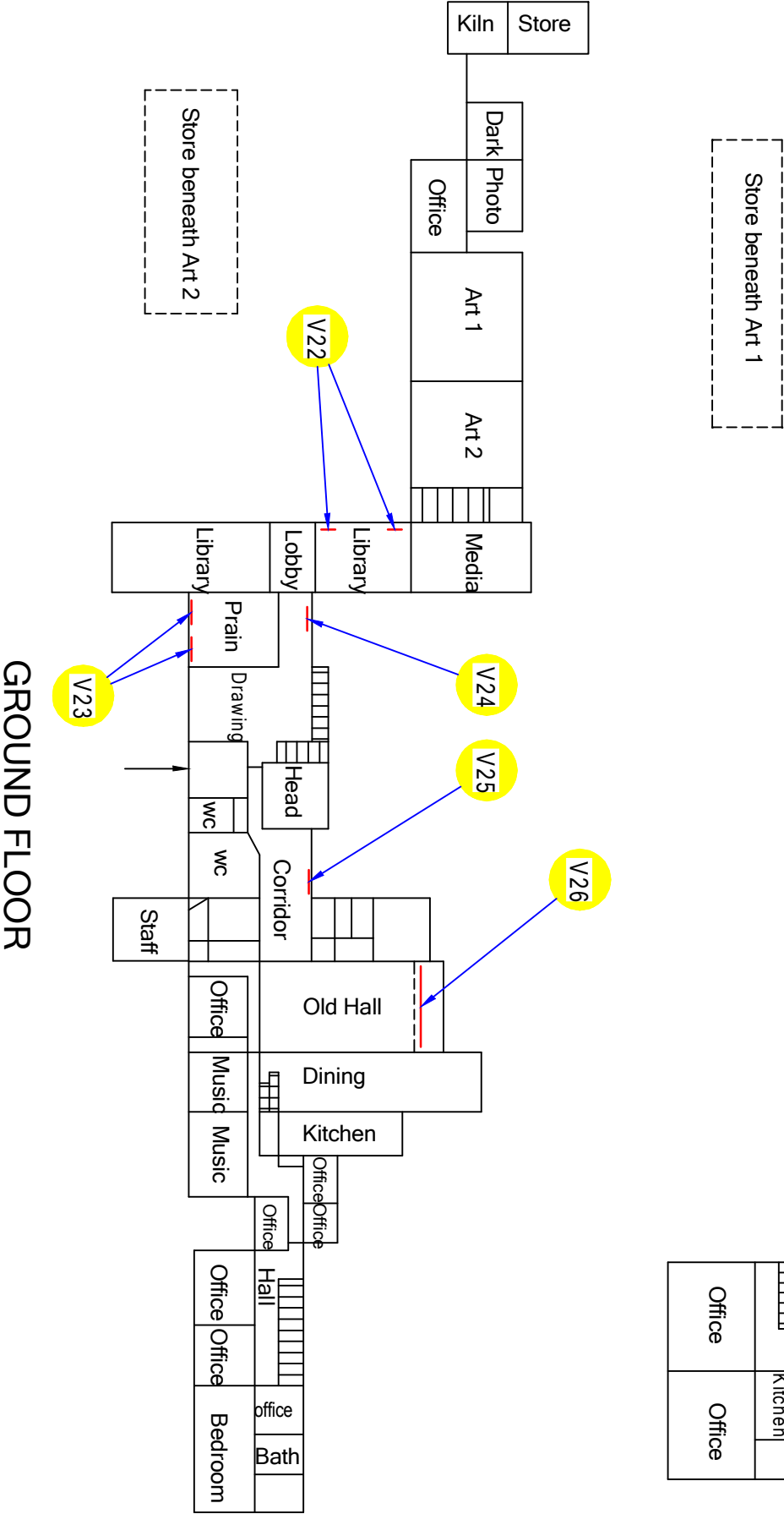
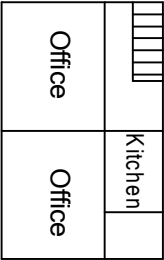
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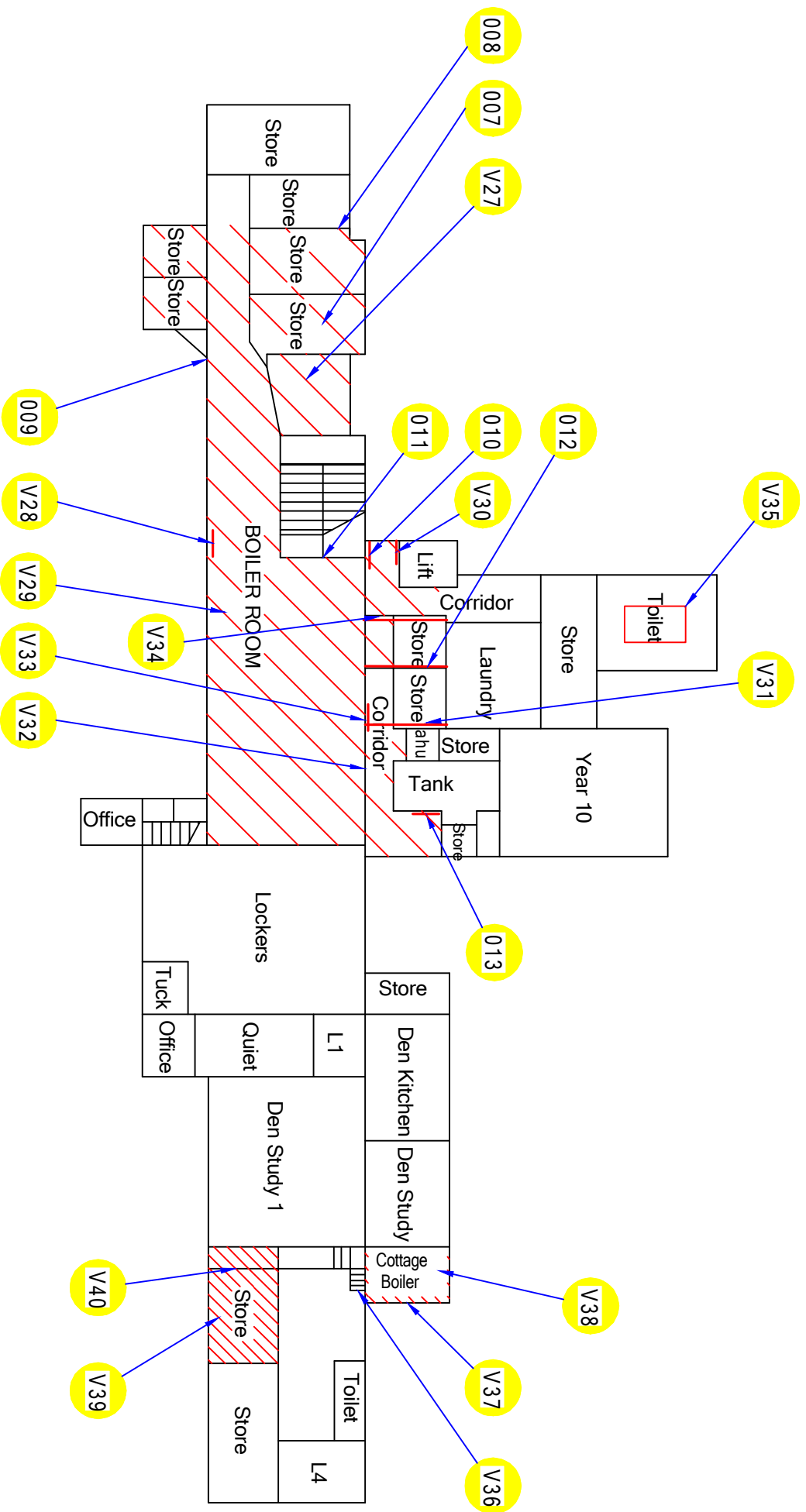
CLIENT:
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MEZZANINE



GROUND FLOOR



BASEMENT

- INSPECTION/SAMPLE LOCATION
- ASBESTOS PRESENT
- INACCESSIBLE AREAS

NOT TO SCALE

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SURVEY DATE: 10-14th/08/23
SURVEYOR/S: Conrad Bristow/Barry Bridges

SECTION THREE

SURVEY OBJECTIVES

Asbestos Surveys & Advisory Services Ltd

Survey Objectives

- 1 Produce a report by qualified asbestos surveyors under HSE guidance contained in HSG264 publication, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- 2 To carry out a survey to ascertain the presence of asbestos based materials.
- 3 To include a risk assessment for each individual Sample.

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SECTION FOUR

SURVEY TECHNIQUES

Asbestos Surveys & Advisory Services Ltd

Survey Techniques

- 1 Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of a similar composition.
- 2 Photographs were taken at all of the sample locations (unless otherwise stated).
- 3 Samples were returned to the Main Laboratory for analysis.
- 4 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).

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SECTION FIVE

SURVEY CAVEAT

Asbestos Surveys & Advisory Services Ltd

Survey Caveat

- 1 This report is based upon a destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing 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 destructive inspection at key locations of accessible voids and areas. From the evidence of the inspections and of the sampling and analysis undertaken, it is clear that asbestos containing materials are either present or within or associated with various areas as detailed in the report. We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.

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SECTION SIX

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, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.
- 5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
- 6 The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes
- 7 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.
- 8 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.

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SECTION SEVEN

SURVEY SUMMARY

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Survey Summary

- 1 For positive identification of asbestos bearing materials please refer to the individual sample data sheets.

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SECTION EIGHT

SURVEY RECOMMENDATIONS

Asbestos Surveys & Advisory Services Ltd

Survey Recommendations

1 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.

HSG264 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 HSG264 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.

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Survey Recommendations

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

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Survey Recommendations

than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

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.

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SECTION NINE

ASBESTOS REGISTER

Asbestos Register

Site Name: Main Building

Project Number: ECB/5350

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Basement, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Easy Accessibility	Low damage: Scratches or marks	AIB painted or encapsulated	Amosite & Chrysotile	Identified	10	6	4	10
Basement, Store	Pipe and boiler lagging	Pipework insulation	>10 to <=50 (m2 or pipe run)	Difficult Accessibility	Low damage: Scratches or marks	Encapsulated lagging and spray	Chrysotile/Amosite/Croc idolite	Identified	12	9	4	13
Basement, Tank room	Asbestos cement	Boarding	<=10 m2 or <=10 m pipe run	Easy Accessibility	Low damage: Scratches or marks	Asbestos cement sheets etc	Amosite & Chrysotile	Identified	13	5	2	7
Second floor, Lobby	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Easy Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	2	5	5	10
First floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	5	5	4	9
First floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Chrysotile	Identified	6	4	2	6
Basement, Store	Pipe and boiler lagging	Debris/Residue	>50 m2 or >50 m pipe run	Easy Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	7	10	4	14
Basement, Store	Pipe and boiler lagging	Debris/Residue	>50 m2 or >50 m pipe run	Easy Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	8	10	4	14
Basement, Store	Pipe and boiler lagging	Debris/Residue	>50 m2 or >50 m pipe run	Easy Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	9	10	4	14
Second floor, Lift motor room	Asbestos cement	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	Asbestos cement sheets etc	Chrysotile	Identified	V05	3	2	5
First floor, Room 43	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V07	5	1	6
First floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V08	5	1	6
First floor, Lounge	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V09	5	1	6
First floor, Bathroom	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V10	5	1	6
First floor, Kitchen	Resins	Bitumen pad	Small items strings gaskets	Medium Accessibility	No visible damage	Resins	Chrysotile	Identified	V11	2	4	6
First floor, Room 36	Asbestos cement	Boarding	<=10 m2 or <=10 m pipe run	Easy Accessibility	No visible damage	Asbestos cement sheets etc	Chrysotile	Identified	V12	3	4	7
First floor, Room 34	Asbestos cement	Boarding	<=10 m2 or <=10 m pipe run	Easy Accessibility	No visible damage	Asbestos cement sheets etc	Chrysotile	Identified	V13	3	4	7

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



Asbestos Register

Site Name: Main Building

Project Number: ECB/5350

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
First floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V14	5	2	7
First floor, Room 17	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V15	5	2	7
First floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V16	5	4	9
First floor, Toilet	Asbestos Reinforced Composites	Cistern	<=10 m2 or <=10 m pipe run	Easy Accessibility	No visible damage	Composite asbestos materials	Amosite	Identified	V17	3	4	7
First floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Medium Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V18	5	4	9
First floor, Room 3	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V19	5	2	7
First floor, Bathroom	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V20	5	2	7
First floor, Toilet	Asbestos Reinforced Composites	Cistern	<=10 m2 or <=10 m pipe run	Easy Accessibility	No visible damage	Composite asbestos materials	Amosite	Identified	V21	3	4	7
Ground floor, Library	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V22	5	2	7
Ground floor, Prain	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V23	5	2	7
Ground floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V24	5	2	7
Ground floor, Corridor	Asbestos Insulating Board	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	V25	5	4	9
Ground floor, Stage	Asbestos cement	Boarding	<=10 m2 or <=10 m pipe run	Difficult Accessibility	No visible damage	Asbestos cement sheets etc	Chrysotile	Identified	V26	3	1	4
Basement, Maintenance	Pipe and boiler lagging	Debris/Residue	<=10 m2 or <=10 m pipe run	Easy Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	V27	10	4	14
Basement, Boiler room	Ropes and woven textiles	Cloth	Small items strings gaskets	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Strongly Presumed	V28	4	2	6
Basement, Boiler room	Pipe and boiler lagging	Debris/Residue	>50 m2 or >50 m pipe run	Easy Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	V29	10	4	14
Basement, Lift lobby	Asbestos cement	Boarding	<=10 m2 or <=10 m pipe run	Easy Accessibility	Low damage: Scratches or marks	Asbestos cement sheets etc	Chrysotile	Identified	V30	4	4	8

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



Asbestos Register

Site Name: Main Building

Project Number: ECB/5350

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Basement, Store	Pipe and boiler lagging	Pipework insulation	>10 to <=50 (m2 or pipe run)	Difficult Accessibility	Low damage: Scratches or marks	Encapsulated lagging and spray	Chrysotile/Amosite/Croc idolite	Identified	V31	9	4	13
Basement, Boiler room	Asbestos cement	Boarding	<=10 m2 or <=10 m pipe run	Easy Accessibility	Low damage: Scratches or marks	Asbestos cement sheets etc	Chrysotile	Identified	V33	4	4	8
First/Ground Floor, External	Asbestos textiles	Rope seal	>10 to <=50 (m2 or pipe run)	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Presumed	V35	4	2	6
Basement, Cottage	Pipe and boiler lagging	Pipework insulation	<=10 m2 or <=10 m pipe run	Difficult Accessibility	Low damage	Encapsulated lagging and spray	Chrysotile/Amosite/Croc idolite	Identified	V37	9	1	10
Basement, Cottage	Pipe and boiler lagging	Debris/Residue	>10 to <=50 (m2 or pipe run)	Easy Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	V38	10	1	11
Basement, Store	Pipe and boiler lagging	Debris/Residue	>10 to <=50 (m2 or pipe run)	Easy Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	V39	10	1	11
Basement, Store	Pipe and boiler lagging	Debris/Residue	>10 to <=50 (m2 or pipe run)	Easy Accessibility	High damage: Visible debris	Unsealed laggings and sprays	Chrysotile	Identified	V40	10	1	11

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

SECTION TEN

MATERIAL ASSESSMENT SCHEDULE BY FLOOR

Material Assessment Schedule By Floor

Site Name: Main Building

Floor: Basement

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/08/23	10	29491	4	Main	Corridor	Amosite & Chrysotile	Boarding	6	Low Risk	4	Asbestos board door surround.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	11	29493	4	Main	Lobby	NADIS	Boarding	0	NADIS	N/A	Non asbestos board door lining.	No Action Required	RDS
11/08/23	12	29494	4	Main	Store	Chrysotile/Amosite/Crocidolite	Pipework insulation	9	Medium Risk	4	Asbestos pipework insulation in store and kitchen store at high level.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	13	29496	4	Main	Tank room	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos cement board door lining.	Remove before refurbishment	RDS
11/08/23	7	29485	4	Main	Store	Chrysotile	Debris/Residue	10	High Risk	4	Asbestos pipework insulation residue and also asbestos debris/residue to walls.	Environmental clean by Licenced Contractor	RDS
11/08/23	8	29486	4	Main	Store	Chrysotile	Debris/Residue	10	High Risk	4	Asbestos pipework insulation residue and also asbestos debris/residue to walls.	Environmental clean by Licenced Contractor	RDS
11/08/23	9	29488	4	Main	Store	Chrysotile	Debris/Residue	10	High Risk	4	Asbestos pipework insulation residue and also asbestos debris/residue to walls.	Environmental clean by Licenced Contractor	RDS
11/08/23	V27	29487	4	Main	Maintenance	Chrysotile	Debris/Residue	10	High Risk	4	Asbestos pipework insulation residue and also asbestos debris/residue on shelf. Presume walls are contaminated.	Environmental clean by Licenced Contractor	RDS
11/08/23	V28	29489	4	Main	Boiler room	Chrysotile	Cloth	4	Very Low Risk	2	Asbestos cloth fuse flash guards within live electrical boxes.	Remove before refurbishment	RDS
11/08/23	V29	29490	4	Main	Boiler room	Chrysotile	Debris/Residue	10	High Risk	4	Asbestos pipework insulation residue and also asbestos debris/residue to walls.	Environmental clean by Licenced Contractor	RDS
11/08/23	V30	29492	4	Main	Lift lobby	Chrysotile	Boarding	4	Very Low Risk	4	Asbestos cement board door head surround.	Remove before refurbishment	RDS

Material Assessment Schedule By Floor

Site Name: Main Building

Floor: Basement

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/08/23	V31	29495	4	Main	Store	Chrysotile/Amosite/Crocidolite	Pipework insulation	9	Medium Risk	4	Asbestos pipework insulation as previous sample.	Environmental clean by Licenced Contractor	RDS
11/08/23	V32	29497	4	Main	Boiler room	NADIS	Boarding	0	NADIS	N/A	Non asbestos board door lining as previously sampled.	No Action Required	RDS
11/08/23	V33	29498	4	Main	Boiler room	Chrysotile	Boarding	4	Very Low Risk	4	Two asbestos cement board door hatches.	Remove before refurbishment	RDS
11/08/23	V34	29499	4	Main	Corridor	NADIS	Boarding	0	NADIS	N/A	Non asbestos board door lining as previously sampled.	No Action Required	RDS
11/08/23	V36	29501	4	Main	Cottage	NADIS	Boarding	0	NADIS	N/A	Non asbestos board door lining as previously sampled.	No Action Required	RDS
11/08/23	V37	29502	4	Main	Cottage	Chrysotile/Amosite/Crocidolite	Pipework insulation	9	Medium Risk	1	Asbestos pipework insulation .	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V38	29503	4	Main	Cottage	Chrysotile	Debris/Residue	10	High Risk	1	Asbestos pipework insulation residue and also asbestos debris/residue to walls.	Environmental clean by Licenced Contractor	RDS
11/08/23	V39	29504	4	Main	Store	Chrysotile	Debris/Residue	10	High Risk	1	Asbestos pipework insulation, residue and also asbestos debris/residue to walls.	Environmental clean by Licenced Contractor	RDS
11/08/23	V40	29505	4	Main	Store	Chrysotile	Debris/Residue	10	High Risk	1	Asbestos pipework insulation, residue and also asbestos debris/residue to walls.	Environmental clean by Licenced Contractor	RDS

Material Assessment Schedule By Floor

Site Name: Main Building

Floor: First floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/08/23	5	29473	2	Main	Corridor	Amosite & Chrysotile	Boarding	5	Low Risk	4	Asbestos insulation board around door. This is double sided.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	6	29476	2	Main	Corridor	Chrysotile	Boarding	4	Very Low Risk	2	Asbestos insulation board lining within radiator housing.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V06	29462	2	Main	Stairwell	NADIS	Boarding	0	NADIS	N/A	Non asbestos ceiling & wall boards. Identical non asbestos boarding used in other areas.	No Action Required	RDS
11/08/23	V07	29463	2	Main	Room 43	Amosite & Chrysotile	Boarding	5	Low Risk	1	Asbestos insulation board door hatch.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V08	29464	2	Main	Corridor	Amosite & Chrysotile	Boarding	5	Low Risk	1	Asbestos insulation board door hatch.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V09	29465	2	Main	Lounge	Amosite & Chrysotile	Boarding	5	Low Risk	1	Asbestos insulation board door hatch. (two)	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V10	29466	2	Main	Bathroom	Amosite & Chrysotile	Boarding	5	Low Risk	1	Asbestos insulation board lining to boxing.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V11	29467	2	Main	Kitchen	Chrysotile	Bitumen pad	2	Very Low Risk	4	Asbestos bitumastic pad under sink.	Remove before refurbishment	RDS
11/08/23	V12	29468	2	Main	Room 36	Chrysotile	Boarding	3	Very Low Risk	4	Asbestos cement board fireplace panel.	Remove before refurbishment	RDS
11/08/23	V13	29469	2	Main	Room 34	Chrysotile	Boarding	3	Very Low Risk	4	Asbestos cement board fireplace panel.	Remove before refurbishment	RDS
11/08/23	V14	29470	2	Main	Corridor	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos insulation board lining within radiator housing.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V15	29471	2	Main	Room 17	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos insulation board lining within radiator housing.	Remove before refurbishment Licenced Contractor	RDS

Material Assessment Schedule By Floor

Site Name: Main Building

Floor: First floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/08/23	V16	29472	2	Main	Corridor	Amosite & Chrysotile	Boarding	5	Low Risk	4	Asbestos insulation board lining to boxing beside asbestos board around door.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V17	29474	2	Main	Toilet	Amosite	Cistern	3	Very Low Risk	4	Asbestos toilet cistern.	Remove before refurbishment	RDS
11/08/23	V18	29475	2	Main	Corridor	Amosite & Chrysotile	Boarding	5	Low Risk	4	Asbestos insulation board lining above door. Double sided.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V19	29477	2	Main	Room 3	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos insulation board lining within radiator housing. (two in total)	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V20	29478	2	Main	Bathroom	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos insulation board lining within radiator housing. (four inn total) Rooms Bath, room 2, room 1c, & room 1a.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V21	29479	2	Main	Toilet	Amosite	Cistern	3	Very Low Risk	4	Asbestos toilet cistern.	Remove before refurbishment	RDS

Material Assessment Schedule By Floor

Site Name: Main Building

Floor: First/Ground Floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/08/23	V35	29500	4	Main	External	Chrysotile	Rope seal	4	Very Low Risk	2	Presumed asbestos rope seals to older type skylights. No damage as this will open building to the elements.	Remove before refurbishment	RDS



Material Assessment Schedule By Floor

Site Name: Main Building

Floor: Ground floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/08/23	V22	29480	3	Main	Library	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos insulation board lining within radiator housing. (two in total)	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V23	29481	3	Main	Prain	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos insulation board lining within radiator housing. (two in total)	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V24	29482	3	Main	Corridor	Amosite & Chrysotile	Boarding	5	Low Risk	2	Asbestos insulation board lining within radiator housing.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V25	29483	3	Main	Corridor	Amosite & Chrysotile	Boarding	5	Low Risk	4	Asbestos insulation board lining underside of shelf.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	V26	29484	3	Main	Stage	Chrysotile	Boarding	3	Very Low Risk	1	Asbestos cement board lining around radiators under stage.	Remove before refurbishment	RDS

Material Assessment Schedule By Floor

Site Name: Main Building

Floor: Second floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/08/23	1	29453	1	Main	Wall Void	NADIS	Boarding	0	NADIS	N/A	Non asbestos board within wall voids.	No Action Required	RDS
11/08/23	2	29454	1	Main	Lobby	Amosite & Chrysotile	Boarding	5	Low Risk	5	Asbestos insulation board door surround. Double sided.	Remove before refurbishment Licenced Contractor	RDS
11/08/23	3	29455	1	Main	Roof Space	NADIS	Roofing felt	0	NADIS	N/A	Non asbestos roofing felts throughout roof spaces within property	No Action Required	RDS
11/08/23	4	29460	1	Main	Lobby	NADIS	Boarding	0	NADIS	N/A	Non asbestos board door lining as previously sampled. Identical non asbestos boarding used in other areas.	No Action Required	RDS
11/08/23	V01	29456	1	Main	Room 18	NADIS	Boarding	0	NADIS	N/A	Non asbestos ceiling boards. Identical non asbestos boarding used in other areas.	No Action Required	RDS
11/08/23	V02	29457	1	Main	Corridor	NADIS	Boarding	0	NADIS	N/A	Non asbestos board door lining as previously sampled. Identical non asbestos boarding used in other areas.	No Action Required	RDS
11/08/23	V03	29458	1	Main	Corridor	NADIS	Boarding	0	NADIS	N/A	Non asbestos board door linings and blanking panels as previously sampled. Identical non asbestos boarding used in other areas.	No Action Required	RDS
11/08/23	V04	29459	1	Main	Staff Lounge	NADIS	Bitumen pad	0	NADIS	N/A	Non asbestos bitumastic pad as previously sampled.	No Action Required	RDS
11/08/23	V05	29461	1	Main	Lift motor room	Chrysotile	Boarding	3	Very Low Risk	2	Presumed asbestos within brake shoes of motor.	Remove before refurbishment	RDS

SECTION ELEVEN

SAMPLE INSPECTION RECORD

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Second floor: Wall Void: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29453

Location Ref:

1

Product Type:

NADIS

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

?m²



Action:

No Action Required

Material Comments:

Non asbestos board within wall voids.

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: Second floor: Lobby: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29454

Location Ref:

2

Product Type:

Asbestos Insulating Board

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

4m²



Action:

Remove before refurbishment Licenced Contractor

Material Comments:

Asbestos insulation board door surround. Double sided.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

5

Area/ Floor/ Room/ Product:

Main: Second floor: Roof Space: Roofing felt

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29455

Location Ref:

3

Product Type:

NADIS

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

?m²



Action:

No Action Required

Material Comments:

Non asbestos roofing felts throughout roof spaces within property

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Second floor: Room 18: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29456

Location Ref:

V01

Product Type:

NADIS



Action:

No Action Required

Material Comments:

Non asbestos ceiling boards. Identical non asbestos boarding used in other areas.

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

?m²

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: Second floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29457

Location Ref:

V02

Product Type:

NADIS



Action:

No Action Required

Material Comments:

Non asbestos board door lining as previously sampled. Identical non asbestos boarding used in other areas.

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

2m²

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: Second floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29458

Location Ref:

V03

Product Type:

NADIS



Action:

No Action Required

Material Comments:

Non asbestos board door linings and blanking panels as previously sampled. Identical non asbestos boarding used in other areas.

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

2m²

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Second floor: Staff Lounge: Bitumen pad

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29459

Location Ref:

V04

Product Type:

NADIS



Action:

No Action Required

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Non asbestos bitumastic pad as
previously sampled.

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: Second floor: Lobby: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29460

Location Ref:

4

Product Type:

NADIS



Action:

No Action Required

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

2m²

Material Comments:

Non asbestos board door lining as
previously sampled. Identical non
asbestos boarding used in other areas.

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: Second floor: Lift motor room: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29461

Location Ref:

V05

Product Type:

Asbestos cement



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Asbestos cement sheets etc

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Presumed asbestos within brake shoes
of motor.

Material Risk Score:

3

Material Risk Band:

Very Low Risk

Priority Risk Score:

2

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: First floor: Stairwell: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29462

Location Ref:

V06

Product Type:

NADIS



Action:

No Action Required

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

?m²

Material Comments:

Non asbestos ceiling & wall boards.
Identical non asbestos boarding used in
other areas.

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: First floor: Room 43: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29463

Location Ref:

V07

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos insulation board door hatch.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

1

Area/ Floor/ Room/ Product:

Main: First floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29464

Location Ref:

V08

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos insulation board door hatch.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

1

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: First floor: Lounge: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29465

Location Ref:

V09

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1.5m²

Material Comments:

Asbestos insulation board door hatch.
(two)

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

1

Area/ Floor/ Room/ Product:

Main: First floor: Bathroom: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29466

Location Ref:

V10

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

2m²

Material Comments:

Asbestos insulation board lining to
boxing.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

1

Area/ Floor/ Room/ Product:

Main: First floor: Kitchen: Bitumen pad

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29467

Location Ref:

V11

Product Type:

Resins



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Resins

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Asbestos bitumastic pad under sink.

Material Risk Score:

2

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: First floor: Room 36: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29468

Location Ref:

V12

Product Type:

Asbestos cement



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Asbestos cement sheets etc

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Asbestos cement board fireplace panel.

Material Risk Score:

3

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: First floor: Room 34: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29469

Location Ref:

V13

Product Type:

Asbestos cement



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Asbestos cement sheets etc

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Asbestos cement board fireplace panel.

Material Risk Score:

3

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: First floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29470

Location Ref:

V14

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos insulation board lining within radiator housing.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: First floor: Room 17: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29471

Location Ref:

V15

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos insulation board lining within
radiator housing.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Area/ Floor/ Room/ Product:

Main: First floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29472

Location Ref:

V16

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

2m²

Material Comments:

Asbestos insulation board lining to
boxing beside asbestos board around
door.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: First floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29473

Location Ref:

5

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

6m²

Material Comments:

Asbestos insulation board around door.
This is double sided.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

4

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: First floor: Toilet: Cistern

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29474

Location Ref:

V17

Product Type:

Asbestos Reinforced Composites



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Composite asbestos materials

Asbestos Type:

Amosite

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos toilet cistern.

Material Risk Score:

3

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: First floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29475

Location Ref:

V18

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

2m²

Material Comments:

Asbestos insulation board lining above door. Double sided.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: First floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29476

Location Ref:

6

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos insulation board lining within radiator housing.

Material Risk Score:

4

Material Risk Band:

Very Low Risk

Priority Risk Score:

2

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: First floor: Room 3: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29477

Location Ref:

V19

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m² Each.

Material Comments:

Asbestos insulation board lining within
radiator housing. (two in total)

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Area/ Floor/ Room/ Product:

Main: First floor: Bathroom: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

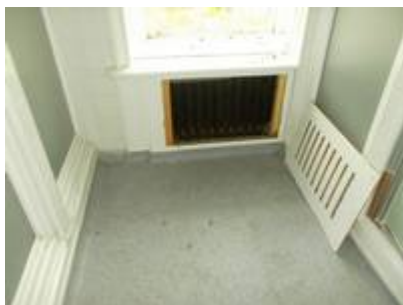
29478

Location Ref:

V20

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m² Each.

Material Comments:

Asbestos insulation board lining within
radiator housing. (four inn total) Rooms
Bath, room 2, room 1c, & room 1a.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Area/ Floor/ Room/ Product:

Main: First floor: Toilet: Cistern

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29479

Location Ref:

V21

Product Type:

Asbestos Reinforced Composites



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Composite asbestos materials

Asbestos Type:

Amosite

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos toilet cistern.

Material Risk Score:

3

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Ground floor: Library: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29480

Location Ref:

V22

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m² Each.

Material Comments:

Asbestos insulation board lining within
radiator housing. (two in total)

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Area/ Floor/ Room/ Product:

Main: Ground floor: Prain: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29481

Location Ref:

V23

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m² Each.

Material Comments:

Asbestos insulation board lining within
radiator housing. (two in total)

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Area/ Floor/ Room/ Product:

Main: Ground floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29482

Location Ref:

V24

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

1m²

Material Comments:

Asbestos insulation board lining within
radiator housing.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Ground floor: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29483

Location Ref:

V25

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Damage:

No visible damage

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

2m²

Material Comments:

Asbestos insulation board lining
underside of shelf.

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: Ground floor: Stage: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29484

Location Ref:

V26

Product Type:

Asbestos cement



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Asbestos cement sheets etc

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

6m² approx

Material Comments:

Asbestos cement board lining around
radiators under stage.

Material Risk Score:

3

Material Risk Band:

Very Low Risk

Priority Risk Score:

1

Area/ Floor/ Room/ Product:

Main: Basement: Store: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29485

Location Ref:

7

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced
Contractor

Damage:

High damage

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Comments:

Asbestos pipework insulation residue
and also asbestos debris/residue to walls.

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

4

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Basement: Store: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29486

Location Ref:

8

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced Contractor

Material Comments:

Asbestos pipework insulation residue and also asbestos debris/residue to walls.

Damage:

High damage

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: Basement: Maintenance: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29487

Location Ref:

V27

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced Contractor

Material Comments:

Asbestos pipework insulation residue and also asbestos debris/residue on shelf. Presume walls are contaminated.

Damage:

High damage

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: Basement: Store: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29488

Location Ref:

9

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced Contractor

Material Comments:

Asbestos pipework insulation residue and also asbestos debris/residue to walls.

Damage:

High damage

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

4

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Basement: Boiler room: Cloth

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29489

Location Ref:

V28

Product Type:

Ropes and woven textiles



Action:

Remove before refurbishment

Material Comments:

Asbestos cloth fuse flash guards within
live electrical boxes.

Damage:

No visible damage

Treatment:

Enclosed sprays and lagging

Asbestos Type:

Chrysotile

Identification:

Strongly Presumed

Quantity:

< 1m²

Material Risk Score:

4

Material Risk Band:

Very Low Risk

Priority Risk Score:

2

Area/ Floor/ Room/ Product:

Main: Basement: Boiler room: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29490

Location Ref:

V29

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced
Contractor

Material Comments:

Asbestos pipework insulation residue
and also asbestos debris/residue to walls.

Damage:

High damage

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: Basement: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29491

Location Ref:

10

Product Type:

Asbestos Insulating Board



Action:

Remove before refurbishment Licenced
Contractor

Material Comments:

Asbestos board door surround.

Damage:

Low damage: Scratches or marks

Treatment:

AIB painted or encapsulated

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

2m²

Material Risk Score:

6

Material Risk Band:

Low Risk

Priority Risk Score:

4

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Basement: Lift lobby: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29492

Location Ref:

V30

Product Type:

Asbestos cement



Action:

Remove before refurbishment

Damage:

Low damage: Scratches or marks

Treatment:

Asbestos cement sheets etc

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Asbestos cement board door head
surround.

Material Risk Score:

4

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: Basement: Lobby: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29493

Location Ref:

11

Product Type:

NADIS



Action:

No Action Required

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

2m²

Material Comments:

Non asbestos board door lining.

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: Basement: Store: Pipework insulation

Inspection Date:

11/08/2023

Next Inspection:

09/11/2023

Survey Type:

RDS

Location ID:

29494

Location Ref:

12

Product Type:

Pipe and boiler lagging



Action:

Remove before refurbishment Licenced
Contractor

Damage:

Low damage: Scratches or marks

Treatment:

Encapsulated lagging and spray

Asbestos Type:

Chrysotile/Amosite/Crocidolite

Identification:

Identified

Quantity:

20 metres approx

Material Comments:

Asbestos pipework insulation in store
and kitchen store at high level.

Material Risk Score:

9

Material Risk Band:

Medium Risk

Priority Risk Score:

4

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Basement: Store: Pipework insulation

Inspection Date:

11/08/2023

Next Inspection:

09/11/2023

Survey Type:

RDS

Location ID:

29495

Location Ref:

V31

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced
Contractor

Material Comments:

Asbestos pipework insulation as
previous sample.

Damage:

Low damage: Scratches or marks

Treatment:

Encapsulated lagging and spray

Asbestos Type:

Chrysotile/Amosite/Crocidolite

Identification:

Identified

Quantity:

30 metres approx

Material Risk Score:

9

Material Risk Band:

Medium Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: Basement: Tank room: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/02/2024

Survey Type:

RDS

Location ID:

29496

Location Ref:

13

Product Type:

Asbestos cement



Action:

Remove before refurbishment

Material Comments:

Asbestos cement board door lining.

Damage:

Low damage: Scratches or marks

Treatment:

Asbestos cement sheets etc

Asbestos Type:

Amosite & Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Risk Score:

5

Material Risk Band:

Low Risk

Priority Risk Score:

2

Area/ Floor/ Room/ Product:

Main: Basement: Boiler room: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29497

Location Ref:

V32

Product Type:

NADIS



Action:

No Action Required

Material Comments:

Non asbestos board door lining as
previously sampled.

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

2m²

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Basement: Boiler room: Boarding

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29498

Location Ref:

V33

Product Type:

Asbestos cement



Action:

Remove before refurbishment

Damage:

Low damage: Scratches or marks

Treatment:

Asbestos cement sheets etc

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Two asbestos cement board door
hatches.

Material Risk Score:

4

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

Area/ Floor/ Room/ Product:

Main: Basement: Corridor: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29499

Location Ref:

V34

Product Type:

NADIS



Action:

No Action Required

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

2m²

Material Comments:

Non asbestos board door lining as
previously sampled.

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: First/Ground Floor: External: Rope seal

Inspection Date:

11/08/2023

Next Inspection:

10/08/2024

Survey Type:

RDS

Location ID:

29500

Location Ref:

V35

Product Type:

Asbestos textiles



Action:

Remove before refurbishment

Damage:

No visible damage

Treatment:

Enclosed sprays and lagging

Asbestos Type:

Chrysotile

Identification:

Presumed

Quantity:

? Metres

Material Comments:

Presumed asbestos rope seals to older
type skylights. No damage as this will
open building to the elements.

Material Risk Score:

4

Material Risk Band:

Very Low Risk

Priority Risk Score:

2

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Basement: Cottage: Boarding

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29501

Location Ref:

V36

Product Type:

NADIS



Action:

No Action Required

Material Comments:

Non asbestos board door lining as
previously sampled.

Damage:

NADIS

Treatment:

NADIS

Asbestos Type:

NADIS

Identification:

Identified

Quantity:

2m²

Material Risk Score:

0

Material Risk Band:

NADIS

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product:

Main: Basement: Cottage: Pipework insulation

Inspection Date:

11/08/2023

Next Inspection:

09/11/2023

Survey Type:

RDS

Location ID:

29502

Location Ref:

V37

Product Type:

Pipe and boiler lagging



Action:

Remove before refurbishment Licenced
Contractor

Material Comments:

Asbestos pipework insulation .

Damage:

Low damage

Treatment:

Encapsulated lagging and spray

Asbestos Type:

Chrysotile/Amosite/Crocidolite

Identification:

Identified

Quantity:

8 metres approx

Material Risk Score:

9

Material Risk Band:

Medium Risk

Priority Risk Score:

1

Area/ Floor/ Room/ Product:

Main: Basement: Cottage: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29503

Location Ref:

V38

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced
Contractor

Material Comments:

Asbestos pipework insulation residue
and also asbestos debris/residue to walls.

Damage:

High damage

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

1

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Main Building, Temple Dinsley, School Lane, Preston,
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5350

Area/ Floor/ Room/ Product:

Main: Basement: Store: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29504

Location Ref:

V39

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced
Contractor

Damage:

High damage

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Comments:

Asbestos pipework insulation, residue
and also asbestos debris/residue to walls.

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

1

Area/ Floor/ Room/ Product:

Main: Basement: Store: Debris/Residue

Inspection Date:

11/08/2023

Next Inspection:

10/09/2023

Survey Type:

RDS

Location ID:

29505

Location Ref:

V40

Product Type:

Pipe and boiler lagging



Action:

Environmental clean by Licenced
Contractor

Damage:

High damage: Visible debris

Treatment:

Unsealed laggings and sprays

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

? Metres

Material Comments:

Asbestos pipework insulation, residue
and also asbestos debris/residue to walls.

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

1

SECTION TWELVE

PRIORITY ASSESSMENT SCHEDULE

Priority Assessment Schedule

Site Name: Main Building

Floor: Basement

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
11/08/23	10	29491	4	Main	Corridor	Remove before refurbishment using a licenced contractor.	1	1	2	0	4
11/08/23	12	29494	4	Main	Store	Remove before refurbishment using a licenced contractor.	1	1	2	0	4
11/08/23	13	29496	4	Main	Tank room	Remove before refurbishment.	0	1	1	0	2
11/08/23	7	29485	4	Main	Store	Environmental clean pipework, walls, and ceiling using a licenced contractor.	0	2	2	0	4
11/08/23	8	29486	4	Main	Store	Environmental clean pipework, walls, and ceiling using a licenced contractor.	0	2	2	0	4
11/08/23	9	29488	4	Main	Store	Environmental clean pipework, walls, and ceiling using a licenced contractor.	0	2	2	0	4
11/08/23	V27	29487	4	Main	Maintenance	Environmental clean pipework, walls, and ceiling using a licenced contractor.	1	1	2	0	4
11/08/23	V28	29489	4	Main	Boiler room	Remove before refurbishment.	0	1	1	0	2
11/08/23	V29	29490	4	Main	Boiler room	Environmental clean pipework, walls, and ceiling using a licenced contractor.	0	2	2	0	4
11/08/23	V30	29492	4	Main	Lift lobby	Remove before refurbishment.	1	1	2	0	4
11/08/23	V31	29495	4	Main	Store	Remove and environmental clean before refurbishment using a licenced contractor.	1	1	2	0	4
11/08/23	V33	29498	4	Main	Boiler room	Remove before refurbishment.	1	1	2	0	4
11/08/23	V37	29502	4	Main	Cottage	Remove before refurbishment using a licenced contractor.	0	1	0	0	1
11/08/23	V38	29503	4	Main	Cottage	Environmental clean pipework, walls, and ceiling using a licenced contractor.	0	1	0	0	1
11/08/23	V39	29504	4	Main	Store	Environmental clean pipework, walls, and ceiling using a licenced contractor.	0	1	0	0	1
11/08/23	V40	29505	4	Main	Store	Environmental clean pipework, walls, and ceiling using a licenced contractor.	0	1	0	0	1

Priority Assessment Schedule

Site Name: Main Building

Floor: First floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
11/08/23	5	29473	2	Main	Corridor	Remove before refurbishment using a licenced contractor.	1	1	2	0	4
11/08/23	6	29476	2	Main	Corridor	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V07	29463	2	Main	Room 43	Remove before refurbishment using a licenced contractor.	0	1	0	0	1
11/08/23	V08	29464	2	Main	Corridor	Remove before refurbishment using a licenced contractor.	0	1	0	0	1
11/08/23	V09	29465	2	Main	Lounge	Remove before refurbishment using a licenced contractor.	0	1	0	0	1
11/08/23	V10	29466	2	Main	Bathroom	Remove before refurbishment using a licenced contractor.	0	1	0	0	1
11/08/23	V11	29467	2	Main	Kitchen	Remove before refurbishment.	1	1	2	0	4
11/08/23	V12	29468	2	Main	Room 36	Remove before refurbishment.	1	1	2	0	4
11/08/23	V13	29469	2	Main	Room 34	Remove before refurbishment.	1	1	2	0	4
11/08/23	V14	29470	2	Main	Corridor	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V15	29471	2	Main	Room 17	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V16	29472	2	Main	Corridor	Remove before refurbishment using a licenced contractor.	1	1	2	0	4
11/08/23	V17	29474	2	Main	Toilet	Remove before refurbishment.	1	1	2	0	4
11/08/23	V18	29475	2	Main	Corridor	Remove before refurbishment using a licenced contractor.	1	1	2	0	4
11/08/23	V19	29477	2	Main	Room 3	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V20	29478	2	Main	Bathroom	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V21	29479	2	Main	Toilet	Remove before refurbishment.	1	1	2	0	4

Priority Assessment Schedule

Site Name: Main Building

Floor: First/Ground Floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
11/08/23	V35	29500	4	Main	External	Remove before refurbishment.	0	1	1	0	2



Priority Assessment Schedule

Site Name: Main Building

Floor: Ground floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
11/08/23	V22	29480	3	Main	Library	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V23	29481	3	Main	Prain	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V24	29482	3	Main	Corridor	Remove before refurbishment using a licenced contractor.	0	1	1	0	2
11/08/23	V25	29483	3	Main	Corridor	Remove before refurbishment using a licenced contractor.	1	1	2	0	4
11/08/23	V26	29484	3	Main	Stage	Remove before refurbishment.	0	1	0	0	1

Priority Assessment Schedule

Site Name: Main Building

Floor: Second floor

Project Number: ECB/5350

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
11/08/23	2	29454	1	Main	Lobby	Remove before refurbishment using a licenced contractor.	1	1	3	0	5
11/08/23	V05	29461	1	Main	Lift motor room	Remove before refurbishment.	0	1	1	0	2

SECTION THIRTEEN

EXCLUDED AREAS

Asbestos Surveys & Advisory Services Ltd

Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

- 1 On main roofs,
plant,
(inaccessable voids)

Client Name:	The Door PHC Limited	Project Number:	ECB/5350
		Survey Date:	11 August 2023
Site Address:	Main Building, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT	Printed On:	16 August 2023
		Excluded Areas:	Page 1 of 1

SECTION FOURTEEN

BULK IDENTIFICATION REPORT

Asbestos Surveys & Advisory Services Ltd

BULK IDENTIFICATION REPORT

Client:	The Door PHC Limited	Date Samples Received:	11/08/2023
Client Address:	Carters Farm, High Wych, Hertfordshire, CM21 0LB	Date Samples Analysed:	14/08/2023
Site Address:	Main Building, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT		
F.A.O:	Dhamintha Wickremasinghe		Page 1 of 3

METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
1	29453	Second floor, Wall Void, Boarding	NADIS ?m ²
2	29454	Second floor, Lobby, Boarding	Amosite & Chrysotile 4m ²
3	29455	Second floor, Roof Space, Roofing felt	NADIS ?m ²
V01	29456	Second floor, Room 18, Boarding	NADIS ?m ²
V02	29457	Second floor, Corridor, Boarding	NADIS 2m ²
V03	29458	Second floor, Corridor, Boarding	NADIS 2m ²
V04	29459	Second floor, Staff Lounge, Bitumen pad	NADIS < 1m ²
4	29460	Second floor, Lobby, Boarding	NADIS 2m ²
V05	29461	Second floor, Lift motor room, Boarding	Chrysotile < 1m ²
V06	29462	First floor, Stairwell, Boarding	NADIS ?m ²
V07	29463	First floor, Room 43, Boarding	Amosite & Chrysotile 1m ²
V08	29464	First floor, Corridor, Boarding	Amosite & Chrysotile 1m ²
V09	29465	First floor, Lounge, Boarding	Amosite & Chrysotile 1.5m ²
V10	29466	First floor, Bathroom, Boarding	Amosite & Chrysotile 2m ²
V11	29467	First floor, Kitchen, Bitumen pad	Chrysotile < 1m ²
V12	29468	First floor, Room 36, Boarding	Chrysotile < 1m ²
V13	29469	First floor, Room 34, Boarding	Chrysotile < 1m ²
V14	29470	First floor, Corridor, Boarding	Amosite & Chrysotile 1m ²
V15	29471	First floor, Room 17, Boarding	Amosite & Chrysotile 1m ²
V16	29472	First floor, Corridor, Boarding	Amosite & Chrysotile 2m ²
5	29473	First floor, Corridor, Boarding	Amosite & Chrysotile 6m ²

REPORT RAISED BY:

Signed: Print:

Asbestos Surveys & Advisory Services Ltd

BULK IDENTIFICATION REPORT

Client:	The Door PHC Limited	Date Samples Received:	11/08/2023
Client Address:	Carters Farm, High Wych, Hertfordshire, CM21 0LB	Date Samples Analysed:	14/08/2023
Site Address:	Main Building, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT		
F.A.O:	Dhamintha Wickremasinghe		Page 2 of 3

METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
V17	29474	First floor, Toilet, Cistern	Amosite 1m ²
V18	29475	First floor, Corridor, Boarding	Amosite & Chrysotile 2m ²
6	29476	First floor, Corridor, Boarding	Chrysotile 1m ²
V19	29477	First floor, Room 3, Boarding	Amosite & Chrysotile 1m ² Each.
V20	29478	First floor, Bathroom, Boarding	Amosite & Chrysotile 1m ² Each.
V21	29479	First floor, Toilet, Cistern	Amosite 1m ²
V22	29480	Ground floor, Library, Boarding	Amosite & Chrysotile 1m ² Each.
V23	29481	Ground floor, Prain, Boarding	Amosite & Chrysotile 1m ² Each.
V24	29482	Ground floor, Corridor, Boarding	Amosite & Chrysotile 1m ²
V25	29483	Ground floor, Corridor, Boarding	Amosite & Chrysotile 2m ²
V26	29484	Ground floor, Stage, Boarding	Chrysotile 6m ² approx
7	29485	Basement, Store, Debris/Residue	Chrysotile ? Metres
8	29486	Basement, Store, Debris/Residue	Chrysotile ? Metres
V27	29487	Basement, Maintenance, Debris/Residue	Chrysotile ? Metres
9	29488	Basement, Store, Debris/Residue	Chrysotile ? Metres
V29	29490	Basement, Boiler room, Debris/Residue	Chrysotile ? Metres
10	29491	Basement, Corridor, Boarding	Amosite & Chrysotile 2m ²
V30	29492	Basement, Lift lobby, Boarding	Chrysotile < 1m ²
11	29493	Basement, Lobby, Boarding	NADIS 2m ²
12	29494	Basement, Store, Pipework insulation	Chrysotile/Amosite/Crocidolite 20 metres approx
V31	29495	Basement, Store, Pipework insulation	Chrysotile/Amosite/Crocidolite 30 metres approx

REPORT RAISED BY:

Signed: Print:

Asbestos Surveys & Advisory Services Ltd

BULK IDENTIFICATION REPORT

Client:	The Door PHC Limited	Date Samples Received:	11/08/2023
Client Address:	Carters Farm, High Wych, Hertfordshire, CM21 0LB	Date Samples Analysed:	14/08/2023
Site Address:	Main Building, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT		
F.A.O:	Dhamintha Wickremasinghe		Page 3 of 3

METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
13	29496	Basement, Tank room, Boarding	Amosite & Chrysotile < 1m ²
V32	29497	Basement, Boiler room, Boarding	NADIS 2m ²
V33	29498	Basement, Boiler room, Boarding	Chrysotile < 1m ²
V34	29499	Basement, Corridor, Boarding	NADIS 2m ²
V36	29501	Basement, Cottage, Boarding	NADIS 2m ²
V37	29502	Basement, Cottage, Pipework insulation	Chrysotile/Amosite/Crocidolite 8 metres approx
V38	29503	Basement, Cottage, Debris/Residue	Chrysotile ? Metres
V39	29504	Basement, Store, Debris/Residue	Chrysotile ? Metres
V40	29505	Basement, Store, Debris/Residue	Chrysotile ? Metres

REPORT RAISED BY:

Signed: Print:



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENCY

Client:	CAMBRIDGE ASBESTOS REMOVAL
Address:	KINGS VIEW QUEENS LANE CHEVINGTON, BURY ST EDMUNDS SUFFOLK, IP29 5RF
Attention:	TECHNICAL MANAGER
Site Address:	MAIN BUILDING, TEMPLE DINSLEY PRESTON, HITCHEN HERTFORDSHIRE SG4 7RT
Date sample taken:	11/08/23 – 14/08/23
Date sample received:	14/08/23
Date of Analysis:	14/08/23

Analysis Report No.	SCO/23/20822
Report Date.	14/08/23
Site Ref No.	ECB/5350
Page No:	1 Of 2
No. of Samples:	13
Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	ECB/5350/001	SECOND FLOOR – WALL VOID – BOARDING	NADIS
2	ECB/5350/002	SECOND FLOOR – LOBBY – BOARDING	AMOSITE/CHRYSTOTILE
3	ECB/5350/003	SECOND FLOOR – ROOF SPACE – ROOF FELT	NADIS
4	ECB/5350/004	SECOND FLOOR – CORRIDOR – BOARDING	NADIS
5	ECB/5350/005	FIRST FLOOR – LANDING – BOARDING	AMOSITE/CHRYSTOTILE
6	ECB/5350/006	FIRST FLOOR – LANDING – BOARDING	CHRYSTOTILE
7	ECB/5350/007	BASEMENT – STORE 5 – RESIDUE	CHRYSTOTILE
8	ECB/5350/008	BASEMENT – STORE 5 – RESIDUE	CHRYSTOTILE
9	ECB/5350/009	BASEMENT – STORE – RESIDUE	AMOSITE/CHRYSTOTILE
10	ECB/5350/010	BASEMENT – CORRIDOR – BOARDING	AMOSITE/CHRYSTOTILE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENCY

Client:	CAMBRIDGE ASBESTOS REMOVAL	Analysis Report No.	SCO/23/20822			
Address:	KINGS VIEW QUEENS LANE CHEVINGTON, BURY ST EDMUNDS SUFFOLK, IP29 5RF		Report Date.	14/08/23		
Attention:	TECHNICAL MANAGER		Site Ref No.	ECB/5350		
Site Address:	MAIN BUILDING, TEMPLE DINSLEY PRESTON, HITCHEN HERTFORDSHIRE SG4 7RT		Page No:	2	Of	2
Date sample taken:	11/08/23 – 14/08/23		No. of Samples:	13		
Date sample received:	14/08/23	Obtained:	DELIVERED			
Date of Analysis:	14/08/23					

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPE'S SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
11	ECB/5350/011	BASEMENT – LOBBY – BOARDING	NADIS
12	ECB/5350/012	BASEMENT – STORE – PIPEWORK INSULATION	CHRYSTILE/CROCIDOLITE/AMOSITE
13	ECB/5350/013	BASEMENT – TANK ROOM – BOARDING	CHRYSTILE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 **Fax:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk

Company Reg No: 5191390 Reg Address: As above