

ASBESTOS SURVEY REPORT

SURVEY TYPE : Re-inspection Survey

REVISION NUMBER. : 00

SURVEY REPORT NO. : ARH/UP/JD/08375

ADDRESS : Ashtree Court
Eccles Street
Sheffield
South Yorkshire
S9 1LR



CLIENT : Arches Housing Limited

DATE : 30/01/2024

ISSUE DATE : 02/02/2024

AUTHORISED BY : Phil Wilkie


SIGNED

Phil Wilkie

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1.0 EXECUTIVE SUMMARY

Client :	Arches Housing Limited		
Site Address :	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
BDA Surveying Unique Report No.:	ARH/UP/JD/08375	Survey Type :	Re-inspection Survey
Survey Date :	30/01/2024	Surveyor :	Daniel Kerfoot
Reinspection Due Date :	30/01/2025		
Bulk Analysis Laboratory :	Not Applicable		
Number of Bulk Samples Analysed :	0	Analysis Date	Not Applicable
Analyst :	Not Applicable		
Report Approved By :	Phil Wilkie		
Signed :			
Number of Areas Inspected :	9		
Number of Asbestos Occurrences Identified :	9		
Number of High Action Priorities Identified :	0		
Number of Medium Action Priorities Identified :	0		
Number of Low Action Priorities Identified :	9		
Number of Inaccessible Areas :	0		
Revision Details :	N/A		

2.0 : Introduction RI

An initial enquiry was received from Nicola Maguire of Arches Housing Limited for the provision of a Re-inspection Survey of asbestos containing materials identified in the management survey carried out at Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR.

A proposal was put forward to carry out a survey, that was accepted, and a Re-inspection Survey of all accessible areas was undertaken on 30/01/2024.

Further to the completion of the survey all the information gathered has been incorporated into this report to detail the condition of asbestos containing materials identified during the original asbestos survey.

3.0 : Site Details

Standard construction, brick/ stone built with tiled roof.

4.0 : Purpose & Objectives RI

The objectives of the Reinspection are:-

Inspect so far as is reasonably practicable asbestos containing materials previously identified within the premises.

Record the location, extent and product type of identified asbestos containing materials

Record the accessibility and condition of identified asbestos containing materials

Provide a clear and unambiguous report of the findings

5.0 : Survey Method RI

The Reinspection of asbestos containing materials have been carried out which were previously identified in the Management Survey carried out by others.

Methods used are as described within HSG 264 and therefore material assessment may not be required within the report. However, assessments have been included and all asbestos occurrences have been given a calculated action priority based on conditions at the time of the Re-inspection Survey.

The reinspection of asbestos containing materials has been carried out which were previously identified in the Management Survey Report by BDA Surveying Ltd on the 5th November 2021 (Report No: ARH/MA/JC/12359) and the Reinspection Survey Report on the 9th December 2022 Report No. ARH/UP/JD/06801

Reinspection of asbestos containing materials previously identified within the management asbestos survey as described within BDA Surveying Ltd – In House Method 1 ‘Asbestos Surveys and the Collection of Bulk Samples.’

6.0 : Documents

Plans, correspondence and scope of work documents which provide information on the scope of the survey have either been provided by the client or documented on site by our surveyor and have been referenced as None provided for reference

7.0 : UKAS Accreditation

BDA Surveying holds a UKAS accreditation (UKAS Inspection Body No. 365) as a Type C inspection body for undertaking Surveys only.

The Action Priority that is shown on the Asbestos register and Survey Report Sheets is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd.

8.0 : Sampling Strategy RI

Due to the nature of a Reinspection i.e. only previously identified asbestos containing materials are reinspected and assessed no bulk samples are collected during Asbestos Reinspections.

9.0 : Excluded Areas RI

All safely accessible areas within the premises where asbestos containing materials have been identified previously have been accessed. Areas that it has not been possible to access during this reinspection are listed in the inaccessible areas table. All inaccessible areas detailed within this survey report refer to areas that could not be accessed during this Reinspection survey only, they do not include areas that were inaccessible during the original Management survey.

10.0 : Disclaimer RI

Every effort has been made to Reinspect all asbestos materials so far as was reasonably practical to do so within the scope of the survey and attached report. Methods used to carry out the survey were agreed with the client prior to any works commencing.

•Survey techniques used involves trained and experienced surveyors using visual examination to inspect previously identified asbestos containing materials only.

•Asbestos materials existing within areas not specifically covered by this reinspection survey report are outside the scope of this survey.

REINSPECTION NOTES

Only asbestos containing materials identified during the original survey report will be subject to reinspection and included in this report. No comment can be made in respect of other asbestos containing materials on the premises not detailed in the original report.

11.0 TERMINOLOGY

Site :	The site identified by name.
Location :	Room / Area where asbestos containing materials are located.
Component :	A description of the building component inspected e.g. ceiling, wall panel, or floor covering.
BDA Reference :	Each area inspected is given a reference number e.g. Warehouse 01. Any building component inspected within this area is then awarded a further number. For example, ceiling boards within the warehouse would be given a reference of 01/01. This unique reference is shown on the site plan.
Sample ID :	This is specific number assigned to the Sample by the UKAS accredited testing laboratory.
Product Type : Surface Treatment : Asbestos Type :	See material algorithm.
Analysis Result :	Result of analysis carried out by UKAS Accredited Laboratory i.e. :- Crocidolite = Blue Asbestos Amosite = Brown Asbestos Chrysotile = White Asbestos
Total :	This is the numerical assessment score which is the result of adding scores in previous columns.
Access :	Numerical value giving a subjective assessment by the surveyor of the ease of access to the material
Material Assessment :	An assessment of the condition asbestos material or presumed asbestos material.
Priority Assessment :	An assessment of the likelihood of someone disturbing the ACM.
Action Priority :	The material assessment total multiplied by the access value of 1, 2 or 3 to provide an evaluation of the risk in the form of a High. Medium or Low action priority. If a priority assessment has been completed the Action Priority is the sum of the Material Assessment and the Priority Assessment to provide an evaluation of the risk in the form of a High. Medium or Low Action Priority.
Recommendation :	The recommendation is a single comment stating the opinion of the surveyor regarding the action that should be followed by the duty holder of the property as a result of the asbestos finding. For example, the recommendation could be 'Manage', 'Remove' or 'Encapsulate'. The detail with the 'Discussion' section provides a more holistic approach to the advice and the recommendation may not be the approach that all clients wish to adopt. It is therefore an option for the client to include this within their survey reports.
Discussion :	Information regarding the asbestos content, condition and location of the asbestos containing material identified are included in this section. The discussion will also include advice on the future management and removal of asbestos materials within the building.
Report Number : Survey Date : Surveyor Name :	The unique report number, date of survey and the name of the Surveyor are shown on the title page and at the foot of all following pages of the report.

12.0 MATERIAL ASSESSMENT ALGORITHM DEFINITIONS

The four main parameters for determining fibre release are:	Each parameter is scored as	Numerical value awarded:
Product Type	HIGH	= 3
Damage	MEDIUM	= 2
Surface Treatment	LOW	= 1
Asbestos Type	NEGLIGIBLE	= 0

PRODUCT TYPE

3 = HIGH	2 = MEDIUM	1 = LOW
Lagging (pipes, boilers) Spray Coats Loose Asbestos Mattresses or Packing	Asbestos Insulating Board Mill Board Low Density Boards Loose Textiles, Soft Gaske or Ropes Soft Papers and Felts	Asbestos Cement, Composites, Plastics, Resins, Mastics, Felts, Vinyls, Floor Tiles, Paints, Decorative Finishes (e.g. Artex)

EXTENT OF DAMAGE / DETERIORATION

3 = HIGH	2 = MEDIUM	1 = LOW
Extensive Damage Delamination of spray coats Delamination of thermal insulation Visible debris	Less extensive damage Significant breakage of material Several smaller areas revealing loose fibre board	Minimal damage A few scratches or surface marks Some broken edges on tiles, boards etc.

SURFACE TREATMENT

3 = HIGH	2 = MEDIUM	1 = LOW	0 = NEGLIGIBLE
Unsealed lagging Unsealed sprays	Unsealed AIB Encapsulated lagging Encapsulated sprays	Enclosed lagging Enclosed sprays AIB with exposed face painted or encapsulated Cement sheets	Composites Reinforced plastics Resins Vinyl tiles

ASBESTOS TYPE

3 = HIGH	2 = MEDIUM	1 = LOW
Crocidolite	Amphiboles excluding Crocidolite	Chrysotile

13.0 ACCESS ALGORITHM

ACCESS	
1	Asbestos material not readily accessible, e.g. roof space, duct
2	Asbestos material more likely to be accessed but not in areas of high usage, e.g. cleaner's cupboards, fuel stores
3	Asbestos material in areas of high usage with likelihood of disturbance high. e.g. classrooms, offices, corridors, toilets

ACTION PRIORITY	
Multiply the result of the Material Assessment algorithm by the access number to attain the Action Priority figure. The Action Priority is a guide for those managing the asbestos materials identified in this report. It is not included in the UKAS Accreditation held by BDA Surveying Ltd.	
Low	14 and lower
Medium	15 to 20
High	Above 20

LOW	MEDIUM	HIGH
Presents a low asbestos risk during normal use of the building, may require consideration during refurbishment or repair work.	Does not present immediate risk but remedial works required i.e. encapsulation or labelling that should be included in asbestos management plan and instigated within reasonable timescale.	Significant asbestos risk. Immediate action required, i.e. prohibit access to affected area.
NOTE :	Reassessment of asbestos containing materials identified may be required following changes in the materials condition or in the use of the areas they are located in.	

14.0 ASBESTOS REGISTER

'-' = Not Applicable

Note: - It should be noted that the action priorities have been calculated based on the conditions at the time of the survey. Any works being carried out which would disturb the materials or any changes to the conditions in the future may increase this action priority to a High.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Comments	Recommend	Action Priority	Page No.
0001/05		2	Landing	Coating to Ceiling	Textured Coating	RM/49960	Chrysotile	-	Manage	Low	13
0002/05		1	Landing	Coating to Ceiling	Textured Coating	RM/49960	Chrysotile	-	Manage	Low	14
0003/05		G	Entrance	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	-	Manage	Low	15
0004/06		G	Hall	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	-	Manage	Low	16
0005/05		G	Lobby	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	-	Manage	Low	17
0006/07		G	Bedroom	Coating to Ceiling	Textured Coating	RM/49962	Chrysotile	-	Manage	Low	18
0007/05		G	Cupboard Under Stairs	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	-	Manage	Low	19
0008/07		G	W.C.	Coating to Ceiling	Textured Coating	RM/49963	Chrysotile	-	Manage	Low	20
0009/05		G	Boiler Cupboard	Coating to Ceiling	Textured Coating	RM/49963	Chrysotile	-	Manage	Low	21

15.0 INACCESSIBLE AREAS

'-' = Not Applicable

Note: - Areas/items listed below that were not accessed during the survey/reinspection must be presumed to contain asbestos containing materials. If access is required into these areas/items as part of future repair/refurbishment works further inspection for the presence of asbestos will be required prior to them commencing.

Area Ref.No.	Building	Floor	Location	Building Component	Reason Component could not be assessed for Inspection
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All areas were accessed during the survey.

16.0 NO ASBESTOS DETECTED TABLE

'-' = Not Applicable

Note: - The non detected table identifies all materials that were sampled during the survey, the results of which found that no asbestos was found to be present.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
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Any bulk samples collected returned positive results for asbestos.

17.0 SURVEY FINDINGS

'-' = Not Applicable


Note: - The findings table identifies all materials identified within the building as per the specified scope of works.

Area Ref.No.	Building	Floor	Location	Component	Material	Sample No	Analysis Result	Action Priority	Page No.
0001/05		2	Landing	Coating to Ceiling	Textured Coating	RM/49960	Chrysotile	Low	13
0002/05		1	Landing	Coating to Ceiling	Textured Coating	RM/49960	Chrysotile	Low	14
0003/05		G	Entrance	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	Low	15
0004/06		G	Hall	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	Low	16
0005/05		G	Lobby	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	Low	17
0006/07		G	Bedroom	Coating to Ceiling	Textured Coating	RM/49962	Chrysotile	Low	18
0007/05		G	Cupboard Under Stairs	Coating to Ceiling	Textured Coating	RM/49961	Chrysotile	Low	19
0008/07		G	W.C.	Coating to Ceiling	Textured Coating	RM/49963	Chrysotile	Low	20
0009/05		G	Boiler Cupboard	Coating to Ceiling	Textured Coating	RM/49963	Chrysotile	Low	21

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	2
Location	Landing		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0001/05		

Sample Number	RM/49960	
Analysis Result	Chrysotile	
Quantity	6 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	2	4	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49960.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	1
Location	Landing		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0002/05		

Sample Number	RM/49960	
Analysis Result	Chrysotile	
Quantity	8 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49960.

The material is in a good condition and no damage was identified.


Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	G
Location	Entrance		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0003/05		

Sample Number	RM/49961	
Analysis Result	Chrysotile	
Quantity	2 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49961.

The material is in a good condition and no damage was identified.


Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	G
Location	Hall		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0004/06		

Sample Number	RM/49961	
Analysis Result	Chrysotile	
Quantity	16 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49961.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	G
Location	Lobby		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0005/05		

Sample Number	RM/49961	
Analysis Result	Chrysotile	
Quantity	5 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49961.

The material is in a good condition and no damage was identified.

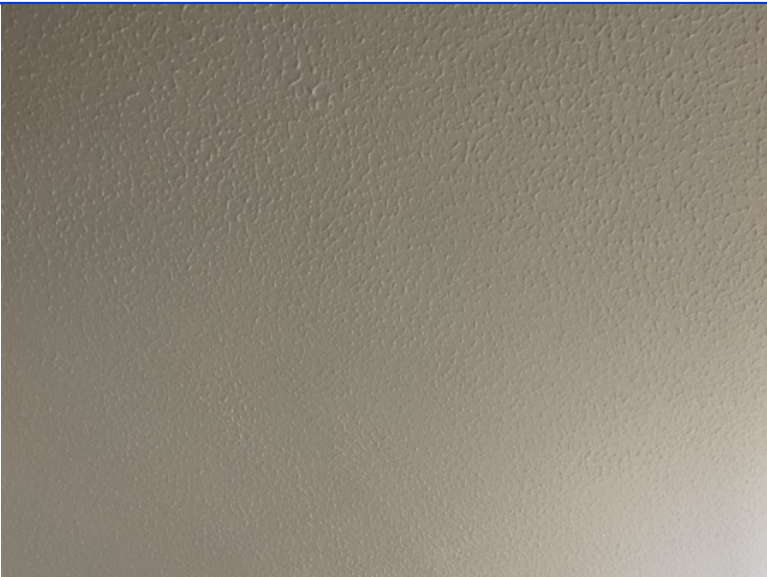
Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	G
Location	Bedroom		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0006/07		

Sample Number	RM/49962	
Analysis Result	Chrysotile	
Quantity	16 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49962.

The material is in a good condition and no damage was identified.

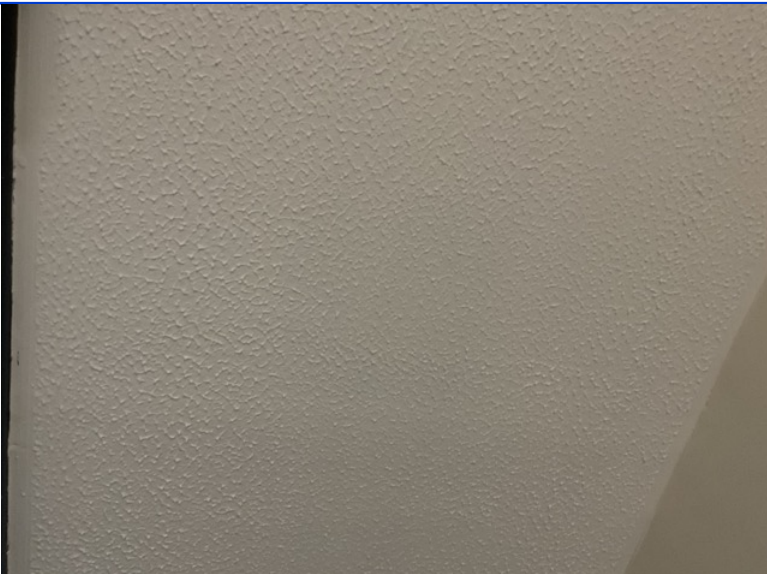
Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	G
Location	Cupboard Under Stairs		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0007/05		

Sample Number	RM/49961	
Analysis Result	Chrysotile	
Quantity	2 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	3	6	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49961.

The material is in a good condition and no damage was identified.


Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	G
Location	W.C.		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0008/07		

Sample Number	RM/49963	
Analysis Result	Chrysotile	
Quantity	3 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49963.

The material is in a good condition and no damage was identified.


Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

18.0 REPORT SHEETS

'-' = Not Applicable

Site	Ashtree Court, Eccles Street, Sheffield, South Yorkshire, S9 1LR		
Building		Floor	G
Location	Boiler Cupboard		
Building Component	Coating to Ceiling		
Material	Textured Coating		
Area References	0009/05		

Sample Number	RM/49963	
Analysis Result	Chrysotile	
Quantity	1 m ²	

Material Assessment Algorithm				Results				
Product Type	Damage	Surface Treatment	Asbestos Type	Material Score	Access	Total	Action Priority	Recommendation
1	0	0	1	2	1	2	Low	Manage

Discussion :

The material is known to contain Chrysotile as identified in the Management Asbestos Survey. Sample reference number RM/49963.

The material is in a good condition and no damage was identified.

Materials of this type are not likely to give rise to significant fibre release and may therefore be left in situ. The material should however be monitored periodically to assess its condition.

The removal or encapsulation of materials of this type do not require the use of a licensed asbestos removal contractor although they should be carried out in a controlled manner and materials disposed of as asbestos waste in accordance with the 'Control of Asbestos Regulations 2012'.

19.0 - MISCELLANEOUS PHOTO PAGE

No miscellaneous items were photographed are there are therefore non present within this report.

20.0 : SITE PLANS

