



Management and Refurbishment Asbestos Survey

Survey Reference Number: S-02289

Date: 29 October 2021

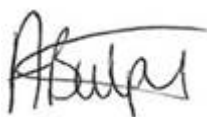
Moat Court
42 Branksome Wood Road
Bournemouth
Dorset
BH4 9LA



Report Authorised by

Name: Amy Bulpin

Signed:



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Section 1.0: Executive Summary

An Asbestos Refurbishment Survey was carried out to client specified areas only and an Asbestos Management Survey was carried out to the remainder of the building. The survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* at Moat Court.

The Survey was carried out by Allium Environmental Ltd on behalf of Aster on 29 October 2021.

The purpose of the Refurbishment Survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the client specified areas only which could be damaged or disturbed during planned refurbishment activities.

The purpose of the Management Survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the remaining areas of the building(s) which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition

During the survey 7 samples were taken for analysis.

A Refurbishment Survey aims to locate all ACMs within the survey area. There is no requirement to assess the condition or 'Priority' information for management purposes. This is because it is presumed that all ACMs found will be removed as part of the planned refurbishment works. However, should any material remain in situ or if the related works are not undertaken then all ACMs identified should be re-assessed and managed in accordance with the recommended action set out in HSG 264 or CAR 2012. To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled, or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor the condition; the Duty Holder should inform anyone who is liable to disturb the ACMs about their location and condition.

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
7	Moat Court	003 Corridor	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
4	Moat Court	101 Stairwell	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
5	Moat Court	102 Corridor	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
6	Moat Court	103 Corridor & Cupboard	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
10	Moat Court	104 Corridor & Cupboard	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
1	Moat Court	201 Stairwell	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
2	Moat Court	202 Corridor	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
3	Moat Court	203 Corridor & Cupboard	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
9	Moat Court	204 Corridor & Cupboard	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
8	Moat Court	301 Corridor & Cupboard	Insulating Board Panel - Doors	Remove if affected by proposed refurbishment works	Low
12	Most Court	External	Putty – Windows/Sills	Remove if affected by proposed refurbishment works	Very Low

Inaccessible areas encountered during the time of the survey, for which no information was obtained, along with areas where access was limited:

Item No.	Building Name	Room No. & Name	Restriction
16	Moat Court	Ground Floor, 004 – Electric Cupboard	No access within cupboard due to no key being available at time of survey.
17	Moat Court	First Floor, 103 – Corridor & Cupboard	No access within cupboard due to no key being available at time of survey.
18	Moat Court	First Floor, 104 – Corridor & Cupboard	No access within cupboard due to no key being available at time of survey.
19	Moat Court	Second Floor, 203 – Corridor & Cupboard	No access within cupboard due to no key being available at time of survey.
20	Moat Court	Second Floor, 204 - Corridor & Cupboard	No access within cupboard due to no key being available at time of survey.
21	Most Court	Third Floor, 301 – Corridor & Cupboard	No access within cupboard due to no key being available at time of survey.

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Joe Jenkin of Aster to undertake an Asbestos Management and Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: Moat Court:

The site consists of:

- Circa 1960's brick built block of flats with flat roofs.

The survey was carried out on 29 October 2021 by Aaron Silvester of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Aster is to carry out a Refurbishment Survey to client specified areas and a Management Survey to the remaining areas of Moat Court.

- Areas included in the Scope of the Refurbishment Survey:
 - All areas affected by the flat roof replacement, all cladding panels beneath windows at lower level, boxing in the communal areas as extractor fans will be replaced and to check riser cupboard doors and door header panels within Moat Court were included in the survey.
- Areas included in the Scope of the Management Survey:
 - All other areas within Moat Court were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - No areas of Moat Court were excluded from the survey.

Section 2.2: Limitations

During the course of the survey all reasonable efforts were made to identify the presence of Asbestos Containing Materials within the surveyed areas. However, Asbestos Containing Materials (ACMs) are sometimes concealed within the fabric of a building or sealed building voids, and so it is not always possible to regard the findings of a survey as being definitive. During management surveys it is standard procedure to look under fitted carpets and flexible floorings from representative lifting at edges, however asbestos containing floorings could possibly still be present under the fitted carpets/floorings even with this strategy. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works. Asbestos Containing Materials (ACMs) may be hidden within the fabric of a building and may not be visible until the building is dismantled; it is therefore recommended that a complete review of the Asbestos register is undertaken before commencement of any works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in such areas.

HSE guidance: HSG 264: Asbestos: the survey guide states it is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself. Therefore in buildings that are occupied, due to be re-occupied or due to extenuating circumstances, following the completion of the survey it may be required to undertake additional inspections or sampling prior to/during proposed refurbishment works to account for all hidden Asbestos Containing Materials (ACMs). Where this is likely a provision may need to be made to allow for a possible revisit, this may include inaccessible areas that will be listed in this report.

- Inaccessible areas encountered during the survey:
 - 16- Ground Floor, 004 – Electric Cupboard, No access within cupboard due to no key being available.
 - 17- First Floor, 103 – Corridor & Cupboard, No access gained within cupboard due to no key being available at time of survey.
 - 18 – First Floor, 104 – Corridor & Cupboard, No access gained within cupboard due to no key being available at time of survey.
 - 19 – Second Floor, 203 – Corridor & Cupboard, No access gained within cupboard due to no key being available at time of survey.
 - 20 – Second Floor, 204 – Corridor & Cupboard, No access gained within cupboard due to no key being available at time of survey.
 - 21 – Third Floor, 301 – Corridor & Cupboard, No access gained within cupboard due to no key being available at time of survey.
- Agreed Variations or Deviations from the standard HSG 264 method:
 - No access was gained behind bath panels or within boxing where damage may be caused.
 - Intrusions were kept to a minimum due to continued use of the premises.

Section 2.3: Details

Site Address:

- Moat Court, 42 Branksome Wood Road, Bournemouth, Dorset, BH4 9LA

Client Name & Address:

- Aster, Prospect House, Sandford Lane, Wareham, Dorset, BH20 4DY

Client Contact:

- Joe Jenkin

Survey Start Date:

- 29 October 2021

Survey Completion Date:

- 29 October 2021

Survey Conducted by:

- Aaron Silvester

Assisted by:

- N/A

Report Produced:

- 12 November 2021

Section 2.4: Survey Type

The nature of the survey is a Refurbishment Asbestos Survey to client specified areas and a Management Asbestos Survey to the remaining areas in accordance with and as detailed in HSE publication: *HSG 264 Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Management Survey as a standard survey and Refurbishment Survey as a fully intrusive survey. The purpose of a Management survey is to locate, as far as reasonable practicable the presence of suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. A Refurbishment Survey will include a full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. A Refurbishment survey is required for all work which disturbs the fabric of the building in areas where the Management Survey has not been intrusive.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Section 3.0: Survey Method

Allium Environmental Ltd conducts Management and Refurbishment surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. While the survey is fully intrusive, disruptive and non-destructive, it may involve penetrating all parts of the building structure, using aggressive inspection techniques to lift carpets and tiles, break through walls, ceilings cladding and partitions, and open up floors.

A Management and Refurbishment survey uses a combination of visual inspection and bulk sampling to confirm the presence of Asbestos. Any area(s) inaccessible at the time of the survey must be presumed to contain Asbestos, and any inaccessible area(s) must have access restricted, and should be inspected prior to access or the commencement of any works.

Any samples collected during the survey will be analysed in-house to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice* or subcontracted to an approved independent laboratory, which is also UKAS accredited to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice*. Where applicable and where samples are sub-contracted this will be clearly displayed on the bulk sample test report and within the survey report. A Certificate of Bulk Sample Analysis for all samples taken can be found in Appendix 2. (Representative samples were also taken of any materials that may be mistaken for potential ACMs). Sampling location stickers, bearing the individual samples unique identification number, have been applied to all sample points where practicable, for future reference.

Products that are very unlikely to contain Asbestos were not sampled (e.g. wallpaper, plasterboard, chipboard, wood etc.).

A item record is completed for each suspect sample taken; for materials strongly presumed to contain Asbestos (i.e. materials visually similar to positively identified ACMs); for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey; and non-accessed items of (electrical) equipment and plant).

Each item record contains a colour photograph, individual material assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The item records are combined together to form a site-specific Asbestos Register.

Section 4.0: General Comments

This report relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples were taken of any materials historically known or presumed to contain Asbestos. This report contains findings based upon visual inspection and results of laboratory analysis

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

No responsibility can be taken for any misinterpretation of this report by third parties.

A limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated.

No responsibility will be accepted for the presence of Asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the survey.

The survey is limited to those areas accessed at the time of the survey.

We have not reported on concealed spaces, which may exist within the fabric of the building, and where the extent and presence of these is not evident, due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Due to the nature and variety of Asbestos used in building construction and the complex nature of some buildings, especially where modified over the years, it is possible that some ACMs may not have been identified in the survey. Where refurbishment is to follow a refurbishment Survey, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

Section 4.0: General Comments (Continued)

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of Asbestos. In situ, these coatings are often composed of different batches of product, or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 μm . These may not be visible by the optical microscopy method described in HSE guidance publication HSG 248: Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.

At the time of the survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board, potentially contaminating themselves and the work area with Asbestos. Therefore, it is recommended that site operatives are made aware of this survey limitation, and instructed to exercise caution when breaking through materials and/or areas located above, behind or attached to suspect ACMs that have been found to contain Asbestos following laboratory analysis.

Section 5.0: Terminology

Asbestos – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. “Asbestos” means the following fibrous silicates;

Chrysotile (White Asbestos)

Crocidolite (Blue Asbestos)

Fibrous Grunerite - commonly known as *Amosite* (Brown Asbestos)

Fibrous Tremolite

Fibrous Anthophyllite

Fibrous Actinolite

ACM(s) - Asbestos Containing Material(s). Any material, substance or product that contains or has been made with Asbestos.

SPTCA - Strongly Presumed To Contain Asbestos.

PTCA - Presumed To Contain Asbestos.

NAD - No Asbestos Detected.

AD - Asbestos Detected.

Section 5.1: Material Assessment Score Algorithm and Risk Rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product) (A)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, Asbestos Paper and Felt
	3	Thermal Insulation (e.g. Pipe and Boiler Lagging), Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing.
Extent of damage/deterioration (B)	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, Sprays and Thermal Insulation. Visible Asbestos debris
Surface treatment (C)	0	Composite materials containing Asbestos: Reinforced Plastic, Resins, Vinyl Tiles.
	1	Enclosed Sprays and Lagging, AIB (with exposed face painted or encapsulated), Asbestos Cement Sheets etc.
	2	Unsealed AIB, or encapsulated Lagging and Sprays.
	3	Unsealed Lagging and Sprays.
Asbestos type (D)	1	Chrysotile
	2	Amphibole (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

Potential to release Asbestos Fibres

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in the vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

Section 5.2: Recommended Actions Explained

Monitor Condition - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

Label - Label the ACM with approved warning signs

Encapsulate - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Repair - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Restrict Access - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Protect/Enclose - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

Remove if Affected - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Remove - This material requires removal. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

No Access/Exercise Caution – Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

Section 6.0: Survey Findings & Room Construction

Please note

- Where areas were inspected and no ACMs were identified or presumed an entry has been placed into the report findings stating “No Asbestos Detected” within the respective area.

Room/Area Name & No: 001 - Stairwell

Floor: Ground Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	Concrete, Modern Stair Nosing
Floor	Carpet, Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 001 – Stairwell

Room/Area Name & No: 002 - Corridor

Floor: Ground Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Quarry Tiles & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 002 – Corridor

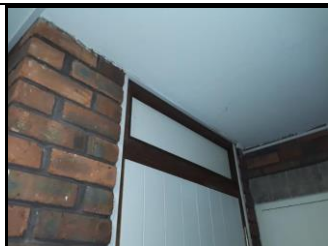
Room/Area Name & No: 003 - Corridor

Floor: Ground Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, UPVC & Timber, Masterboard	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Quarry Tiles & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	7	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	1no.	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door header panel. Enclosed by masterboard.			

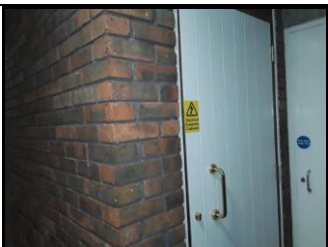
No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 004 – Electric Cupboard
Floor: Ground Floor
Building: Moat Court

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	N/A	Pipework	N/A
Doors	N/A	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	N/A	Other	No Access Gained
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified
No Access Areas

Reference	16	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Internal	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Very Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within cupboard due to no key being available at time of survey.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 005 - Corridor

Floor: Ground Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	No Asbestos Detected Within Boxing, Plasterboard
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	Metal & Plastic
Doors	UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Quarry Tiles & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 005 - Corridor

Room/Area Name & No: 006 - Stairwell

Floor: Ground Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	Concrete, Modern Stair Nosing
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 006 – Stairwell

Room/Area Name & No: 007 - Car Park

Floor: Ground Floor


Building: Moat Court

Room Construction / Description			
Ceiling	Cement Panel, Concrete, Foam Panels, UPVC	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick, Concrete	Pipework	Metal
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	11	Product Type (A)	N/A	
Sample No	02289/AS/003	Condition (B)	N/A	
Description	Cement Panel - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	450m²	Identification	NAD	
Recommendation	No Action			
Comments	Ceiling panels to ceiling throughout car park.			

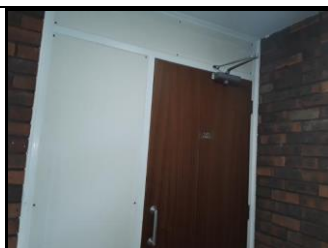
Room/Area Name & No: 101 - Stairwell

Floor: First Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Masterboard, Timber	Plant/Equipment	N/A
Windows/Sills	Timber, UPVC & Ceramic Tiles	Staircases	Concrete, Modern Stair Nosing
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	4	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	2m²	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door surround and 2no header panels. Enclosed with masterboard.			

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

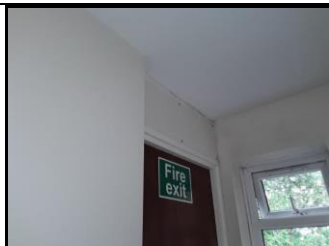
Room/Area Name & No: 102 - Corridor

Floor: First Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Masterboard, UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	5	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	1no.	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door header panel. Enclosed by masterboard			

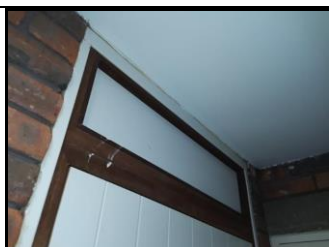
No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 103 - Corridor & Cupboard
Floor: First Floor
Building: Moat Court

Room Construction / Description			
Ceiling	Concrete	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Masterboard, UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	No Access Gained
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	6	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	2m²	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door surround and 2no header panels. Enclosed with masterboard.			

No Access Areas


Reference	17	Product Type (A)	N/A	No Photo Available
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Internal	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Very Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within cupboard due to no key being available at time of survey.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 104 - Corridor & Cupboard
Floor: First Floor
Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	No Access Gained
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	10	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	1no.	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door header panel. Enclosed by masterboard			

No Access Areas

Reference	18	Product Type (A)	N/A	No Photo Available
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Internal	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Very Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within cupboard due to no key being available at time of survey.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 105 - Stairwell

Floor: First Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	No Asbestos Detected Within Boxing, Timber
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	Metal
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	Concrete, Modern Stair Nosing
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 105 - Stairwell

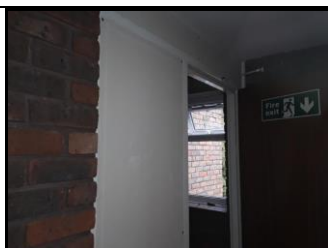
Room/Area Name & No: 201 - Stairwell

Floor: Second Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Masterboard, Timber	Plant/Equipment	N/A
Windows/Sills	Timber, UPVC & Ceramic Tiles	Staircases	Concrete, Modern Stair Nosing
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	1	Product Type (A)	2	
Sample No	02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	2m²	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door surround and 2no header panels. Enclosed with masterboard.			

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

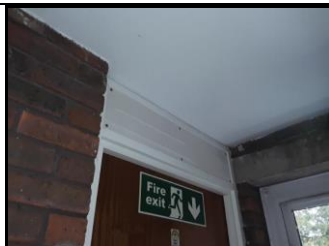
Room/Area Name & No: 202 - Corridor

Floor: Second Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Masterboard, UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	2	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	1no.	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door header panel. Enclosed by masterboard			

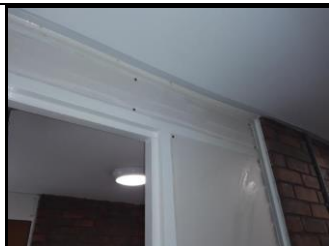
No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 203 - Corridor & Cupboard
Floor: Second Floor
Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Masterboard, UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	No Access Gained
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	3	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	2m²	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door surround and 2no header panels. Enclosed with masterboard.			

No Access Areas

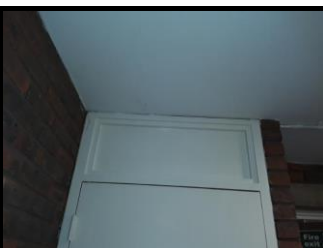
Reference	19	Product Type (A)	N/A	No Photo Available
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Internal	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Very Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within cupboard due to no key being available at time of survey.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 204 - Corridor & Cupboard
Floor: Second Floor
Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	No Access Gained
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	9	Product Type (A)	2	
Sample No	Visually Similar to 02289/AS/001	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	1no.	Identification	SPTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door header panel.			

No Access Areas

Reference	20	Product Type (A)	N/A	No Photo Available
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Internal	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Very Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within cupboard due to no key being available at time of survey.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 205 - Stairwell

Floor: Second Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Ceramic Tiles	Staircases	Concrete
Floor	Modern Floor Sheets & Concrete, Modern Stair Nosing	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 205 – Stairwell

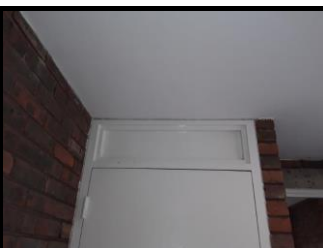
Room/Area Name & No: 301 - Corridor & Cupboard

Floor: Third Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Insulating Board Panel, Timber	Plant/Equipment	N/A
Windows/Sills	Timber, UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Concrete	Other	No Access Gained
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	8	Product Type (A)	2	
Sample No	02289/AS/002	Condition (B)	1	
Description	Insulating Board Panel - Doors	Surface Treatment (C)	1	
Accessibility	Medium	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	1no.	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board door header panel.			

No Access Areas

Reference	21	Product Type (A)	N/A	No Photo Available
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Internal	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Very Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within cupboard due to no key being available at time of survey.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 302 - Stairwell

Floor: Third Floor

Building: Moat Court

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Brick	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber, UPVC & Ceramic Tiles	Staircases	Concrete
Floor	Modern Floor Sheets & Concrete, Modern Stair Nosing	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 302 – Stairwell


Room/Area Name & No: Main Building

Floor: External

Building: Moat Court


Room Construction / Description			
Walls	Damp Proof Membrane, Brick	Ducts/Pipe Runs	Metal & Plastic
Cladding	UPVC	Ground	N/A
Roof	Concrete, Modern Felt, Roofing Felt	Windows/Sills	Modern Felt, UPVC & Timber, Mastic, Putty
Rainwater Goods	Plastic	Soffit Fascia's	N/A
Soil Stacks	Metal & Plastic	Staircases	N/A
Flues/Cowls	N/A	Other	N/A
Plant/Equipment	N/A	Comments	
Doors	UPVC & Timber		


Positive Survey Findings

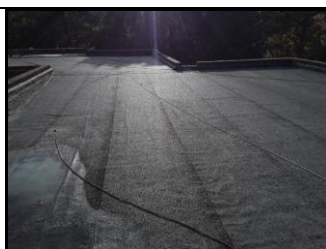
Reference	12	Product Type (A)	1	
Sample No	02289/AS/004	Condition (B)	1	
Description	Putty – Windows/Sills	Surface Treatment (C)	0	
Accessibility	Medium	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	3	
Extent	230lm	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Putty to surrounds of UPVC panels below windows			

No Access Areas - None Identified





Negative Survey Findings

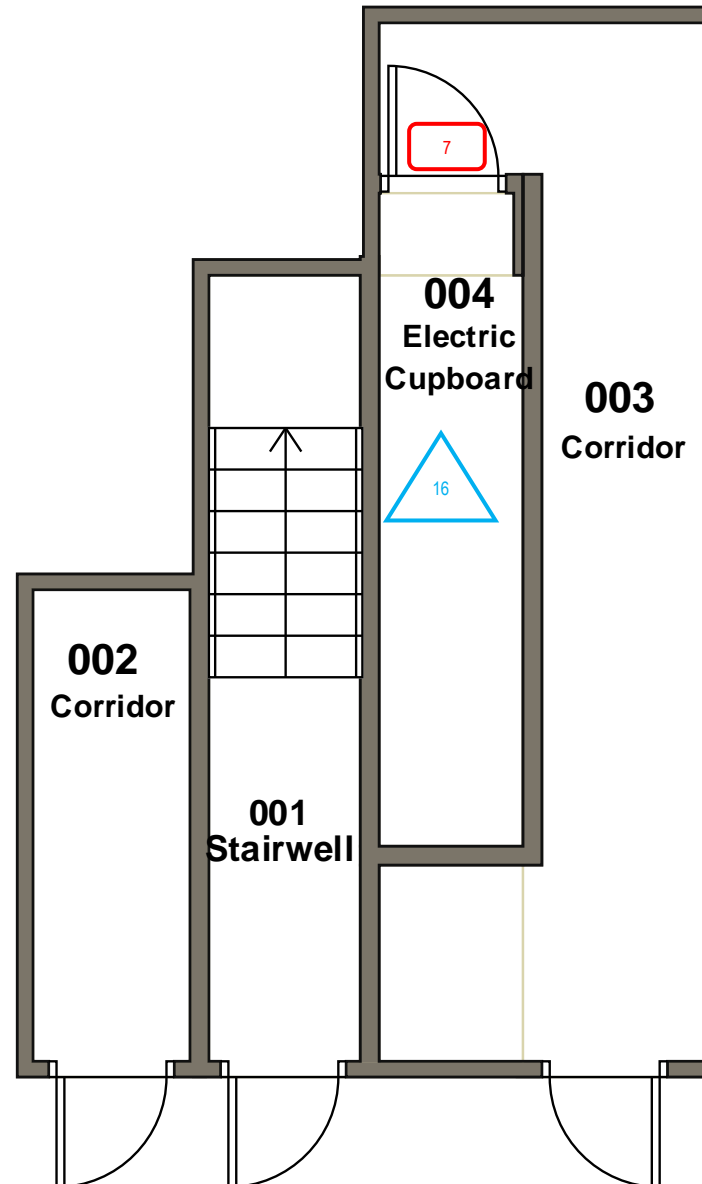
Reference	13	Product Type (A)	N/A	
Sample No	02289/AS/005	Condition (B)	N/A	
Description	Damp Proof Membrane - Wall	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	250lm	Identification	NAD	
Recommendation	No Action			
Comments				

Reference	14	Product Type (A)	N/A	
Sample No	02289/AS/006	Condition (B)	N/A	
Description	Mastic - Windows/Sills	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	2no.	Identification	NAD	
Recommendation	No Action			
Comments	Mastic to skylights.			

Reference	15	Product Type (A)	N/A	
Sample No	02289/AS/007	Condition (B)	N/A	
Description	Roofing Felt - Roof	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1000m²	Identification	NAD	
Recommendation	No Action			
Comments	Felt covering is consistent material across all flat roofs.			



Site:	Moat Court 42 Branksome Wood Rd Bournemouth BH4 9LA
Building:	Circa 1960's brick built block of flats with flat roofs.
Floor Level / Area:	Ground Floor
Ref No & Plan No:	S-02289 Page 1 of 7
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	
Please note: Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.	







- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

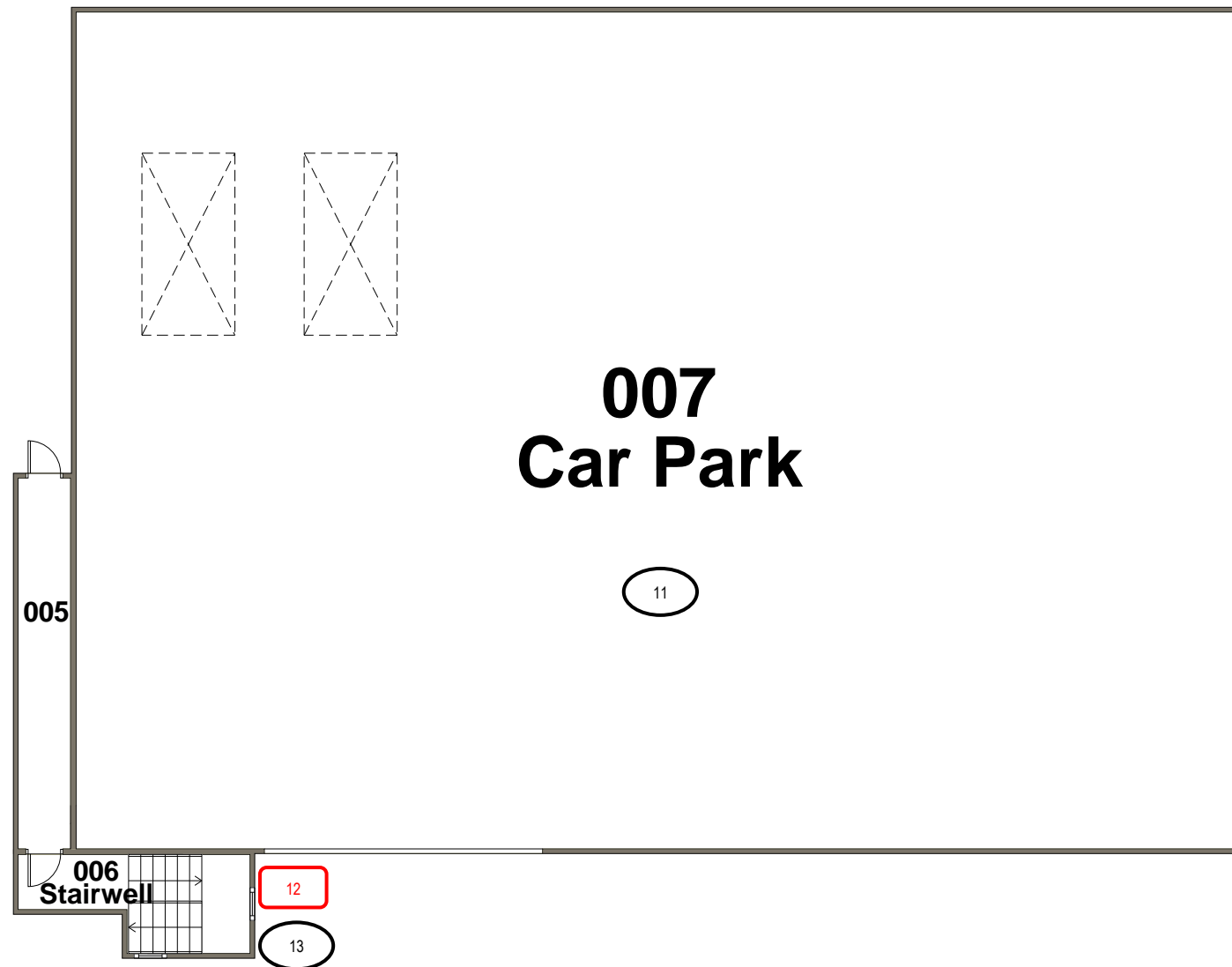


Site:	Moat Court 42 Branksome Wood Rd Bournemouth BH4 9LA
Building:	Circa 1960's brick built block of flats with flat roofs.
Floor Level / Area:	Ground Floor
Ref No & Plan No:	S-02289 Page 2 of 7

KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

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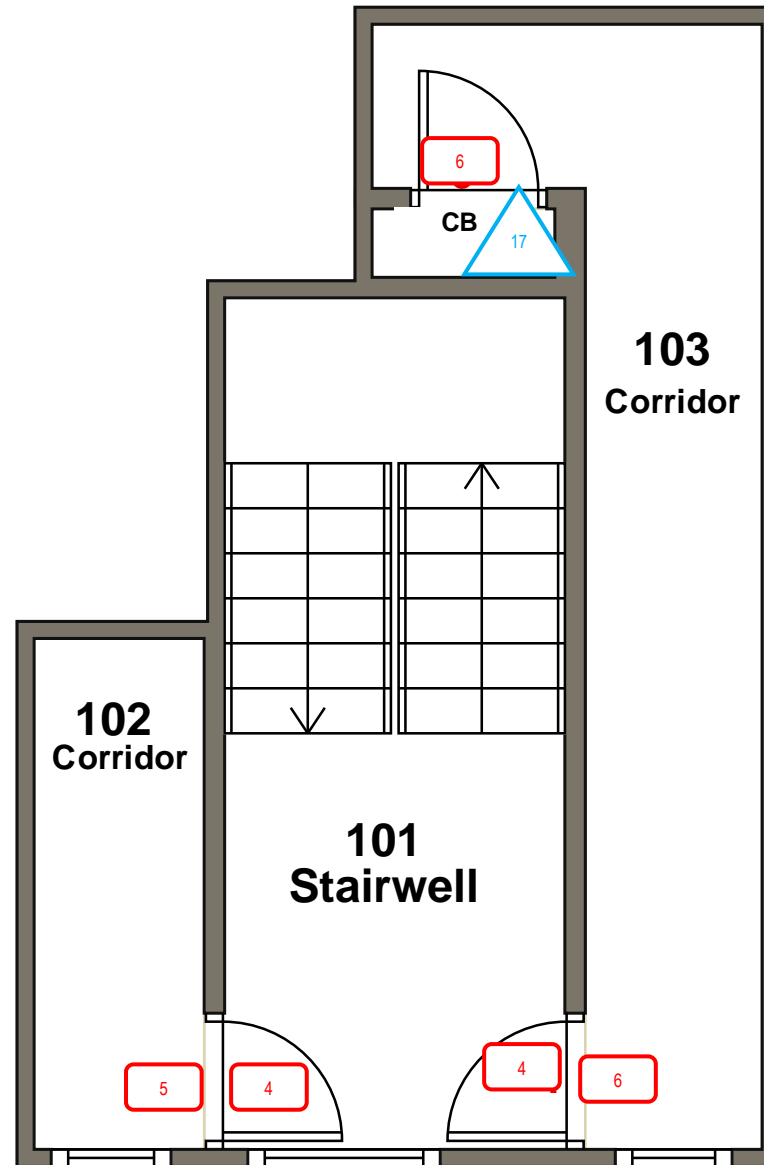


Site:	Moat Court 42 Branksome Wood Rd Bournemouth BH4 9LA
Building:	Circa 1960's brick built block of flats with flat roofs.
Floor Level / Area:	First Floor
Ref No & Plan No:	S-02289 Page 3 of 7

KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

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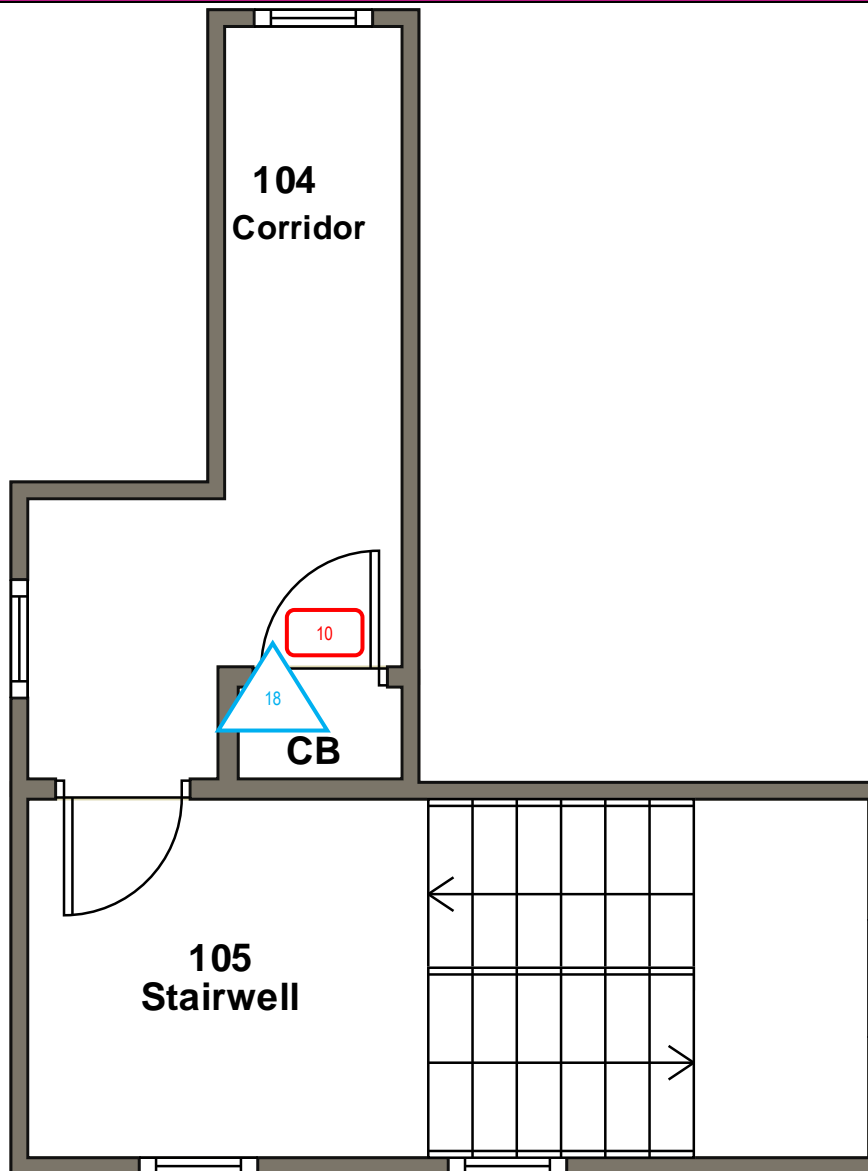


Site:	Moat Court 42 Branksome Wood Rd Bournemouth BH4 9LA
Building:	Circa 1960's brick built block of flats with flat roofs.
Floor Level / Area:	First Floor
Ref No & Plan No:	S-02289 Page 4 of 7

KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

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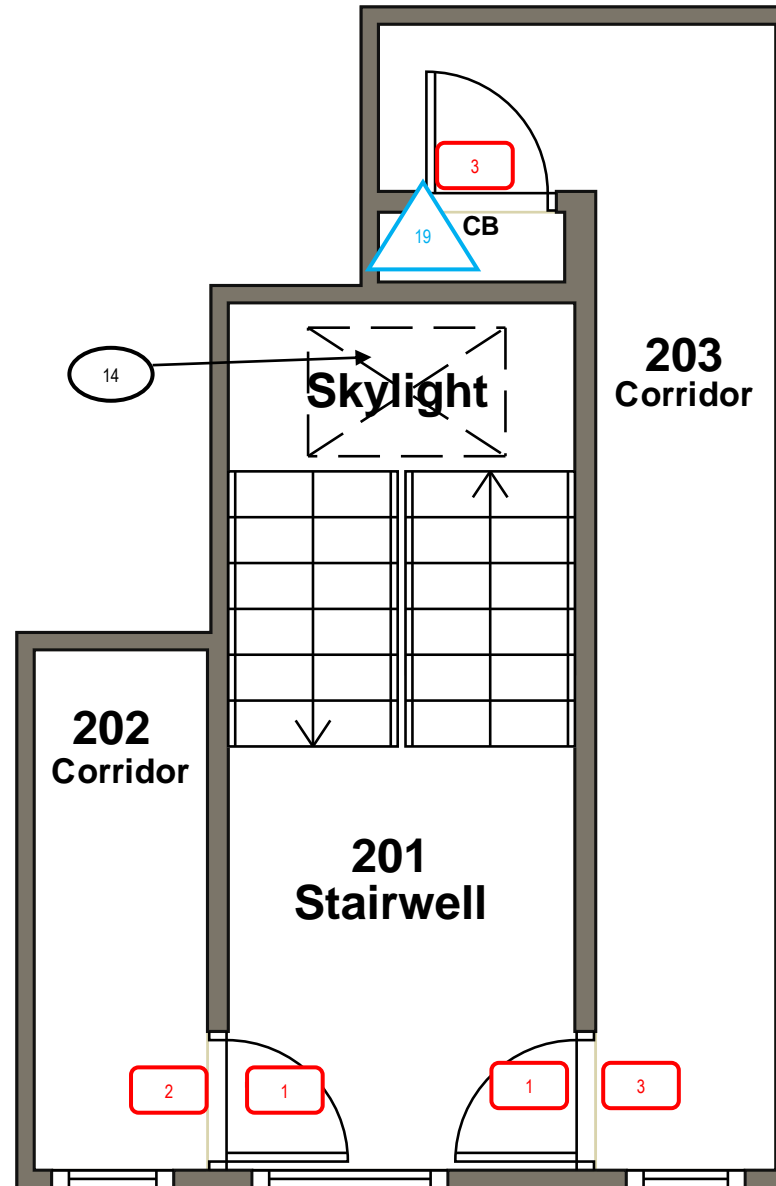


Site:	Moat Court 42 Branksome Wood Rd Bournemouth BH4 9LA
Building:	Circa 1960's brick built block of flats with flat roofs.
Floor Level / Area:	Second Floor
Ref No & Plan No:	S-02289 Page 5 of 7

KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

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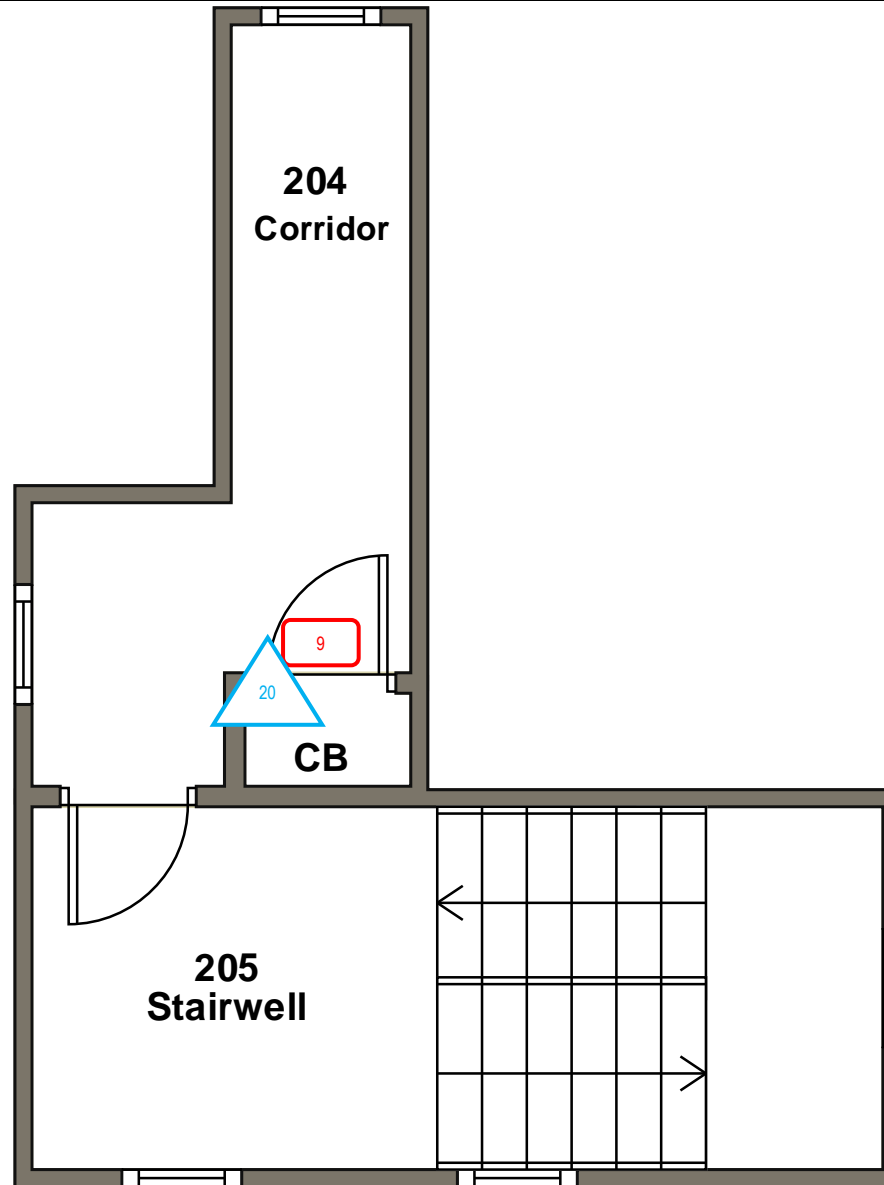


Site:	Moat Court 42 Branksome Wood Rd Bournemouth BH4 9LA
Building:	Circa 1960's brick built block of flats with flat roofs.
Floor Level / Area:	Second Floor
Ref No & Plan No:	S-02289 Page 6 of 7

KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

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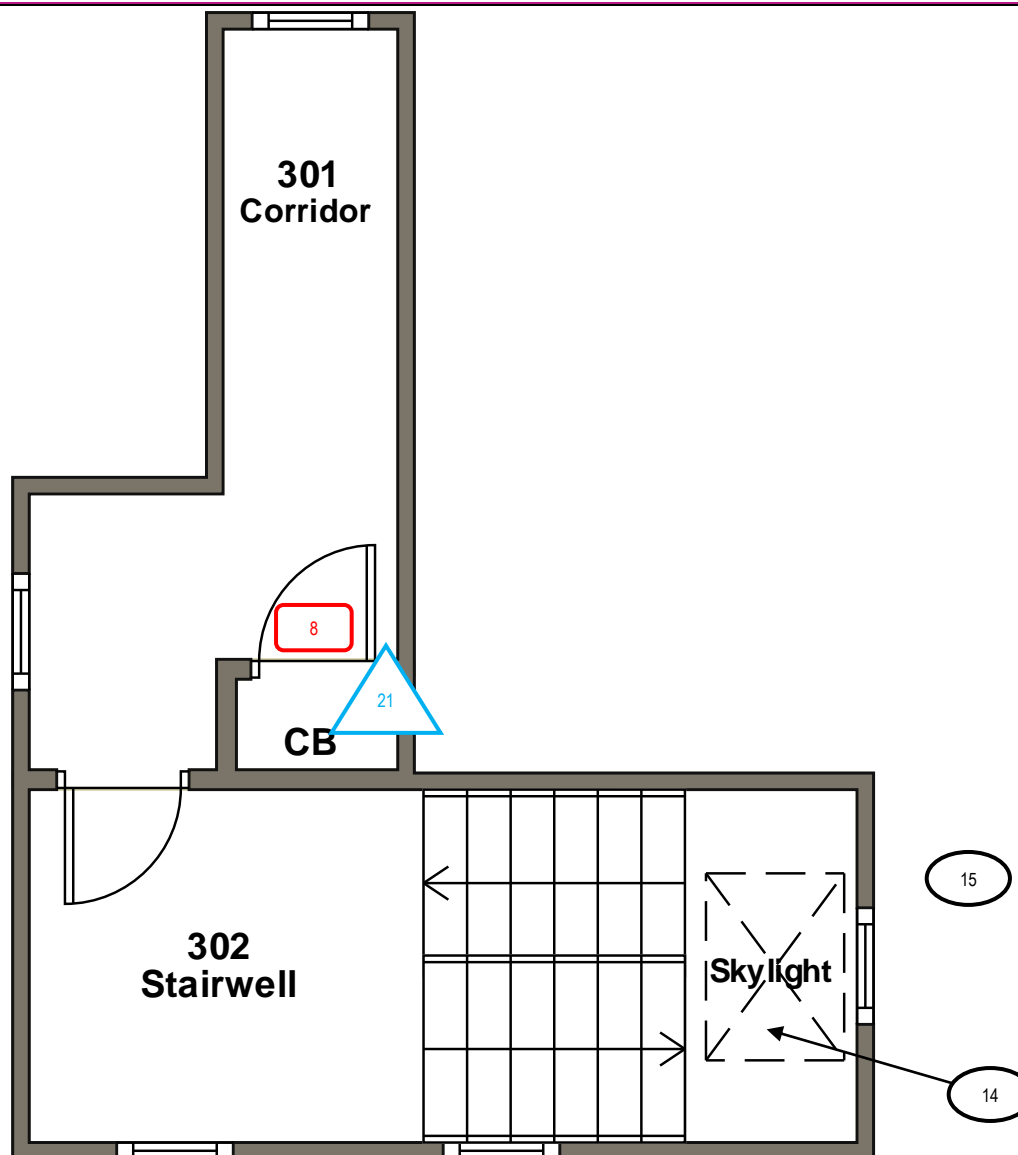


Site:	Moat Court 42 Branksome Wood Rd Bournemouth BH4 9LA
Building:	Circa 1960's brick built block of flats with flat roofs.
Floor Level / Area:	Third Floor
Ref No & Plan No:	S-02289 Page 7 of 7

KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

Please note:
Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.



- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

Appendix 2: Certificate of Bulk Sample Analysis



Allium Environmental Ltd.
Baldhu House, Wheal Jane Earth
Science Park, Baldhu, Truro, TR3 6EH
Tel: 01872 276375
Email: enquiries@allium.uk.net Web: www.allium.uk.net



BULK ANALYSIS TEST REPORT

Report Number:	S-02289	Issue No:	1	Date Reported:	12/11/21	Page 1 of 2	
Comments:							
Client:	Aster						
Client Address:	Prospect House, Sandford Lane, Wareham, Dorset, BH20 4DY						
Site Address/Location:	Moat Court, 42 Branksome Wood Rd, Bournemouth, BH4 9LA						
Date Sampled:	29/10/21		Sampled By:	Aaron Silvester			
Date Samples Received:	02/11/21		Client Order No.:	PO NEEDED - chased 29/10/, 01/11	No. of Samples:	7	
Date Analysed:	04/11/21		Analysed by:	Gary Lowe			

Analysis of samples was carried out in accordance with the documented 'in-house' procedures and methods based upon HSE Guidance Document HSG 248 Appendix 2. Comments, opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

ANALYSIS RESULTS



Lab Sample Ref. No.	Client Ref.	Sample Type	Sample Details/location/description	Asbestos Type (s)
001		Insulating Board	Second Floor, 201 Stairwell, Internal/Doors - Insulating Board Panel	Amosite
002		Insulating Board	Third Floor, 301 Corridor & Cupboard, Internal/Doors - Insulating Board Panel	Amosite
003		Cement	Ground Floor, 007 Car Park, Internal/Ceiling - Cement Panel	No Asbestos Detected
004		Putty	External, External/Windows/Sills - Putty	Chrysotile
005		Damp Proof Membrane	External, External/Wall - Damp Proof Membrane	No Asbestos Detected *
006		Mastic	External, External/Windows/Sills - Mastic	No Asbestos Detected
007		Roofing Felt	External, External/Roof - Roofing Felt	No Asbestos Detected

- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone.
- Where samples have not been taken by Allium Environmental Ltd the results apply to the sample as received, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, for the acts or omissions of others, or the use of these results in subsequent reports.
- Samples marked \$ in this report have been subcontracted to a UKAS accredited laboratory.
- Quantification of the amount of asbestos is not permitted, if 1 or 2 fibres are observed and identified as asbestos, the term 'trace asbestos identified' will be reported.
- Sample(s) were examined for the presence of 6 types of asbestos fibres: Crocidolite (blue), Amosite (brown), Chrysotile (white), Anthophyllite, Actinolite and Tremolite.
- Where samples have been taken by Allium Environmental Ltd this has been to the in-house surveying/sampling procedure AL003, a copy of which is available on request.



Allium Environmental Ltd.
Baldhu House, Wheal Jane Earth
Science Park, Baldhu, Truro, TR3 6EH
Tel: 01872 276375
Email: enquiries@allium.uk.net Web: www.allium.uk.net



Additional Comments:	Analyst:	Gary Lowe
* Sample 005 - -Black Reinforced Plastic Sheet DPM	Analysts Signature:	
	Approved by:	Hadyn Veale
	Authorised Signature:	
E N D O F R E P O R T		