



Refurbishment Survey

Survey Reference Number: L-30203

Survey Date: 02 November 2023

Client Specified Areas

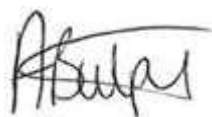
Kirklees
Porthcressa Road
St Marys
Isles of Scilly
TR21 OPS



Report Authorised by

Name: Amy Bulpin

Signed:



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Section 1.0: Executive Summary

An Asbestos Refurbishment Survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* to the client specified areas at Kirklees.

The Survey was carried out by Allium Environmental Ltd on behalf of Council of the Isles of Scilly on 02 November 2023.

The purpose of this survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building survey area which could be damaged or disturbed during planned refurbishment activities.

During the survey 5 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
8	Kirklees	001 Stairwell	Paper Backing - Floor	Remove if affected by proposed refurbishment works	Low
15	Kirklees	External	Insulating Board Panel - Soffit (Presumed)	Remove if affected by proposed refurbishment works	Low
16	Kirklees	External	Cement Undercloak - Roof (Presumed)	Remove if affected by proposed refurbishment works	Low
7	Kirklees	001 Stairwell	Vinyl Floor Tile - Floor	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
2	Kirklees	Second Floor, 205 - Bathroom	No access within boxing due to damage limitations
3	Kirklees	First Floor, 101 - Lounge	No access behind timber panelling to walls due to damage limitations
4	Kirklees	First Floor, 101 - Lounge	No access behind stone fire surround including rear of fireplace due to damage limitations
6	Kirklees	First Floor, 103 - Kitchen	No access above timber ceiling panels due to damage limitations
9	Kirklees	Ground Floor, 001 - Stairwell	Limited access within boxing due to damage limitations
10	Kirklees	Ground Floor, 002 - Entrance	No access below ceramic floor tiles due to damage limitations
11	Kirklees	Ground Floor, 005 - Shower Room and Cupboard	No access below ceramic floor tiles due to damage limitations
12	Kirklees	Ground Floor, 005 - Shower Room and Cupboard	No access ceramic tile boxing due to damage limitations
14	Kirklees	Ground Floor, 007 - Kitchen & Cupboard	No access below ceramic floor tiles due to damage limitations.

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Siân Greenlaw of Council of the Isles of Scilly to undertake an Asbestos Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: Kirklees.

The site consists of:

- Circa 1970s block built house with a pitched and flat roof

The survey was carried out on 02 November 2023 by Bryan Read of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Council of the Isles of Scilly is to carry out a Refurbishment Survey to the client specified areas only within Kirklees:

- Areas included in the survey:
 - All areas affected by the proposed general decorative refurbishments to walls, ceilings and timbers throughout. Plus areas affected by the potential replacement of timber panels and mineral fibre ceiling finishes, proposed insulation upgrade to roof void and fire compartmentation works. Areas affected by the proposed removal of the ground floor plasterboard ceilings throughout and installation of new fire and sound protection suspended system. Additionally any areas affected by the proposed kitchen unit replacement, replacement floor covering to the kitchens and bathrooms and blocking up redundant chimney stack only within Kirklees were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - All other areas of Kirklees 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. 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:
 - 2 - Second Floor, 205 - Bathroom, No access within boxing due to damage limitations
 - 3 - First Floor, 101 - Lounge, No access behind timber panelling to walls due to damage limitations
 - 4 - First Floor, 101 - Lounge, No access behind stone fire surround including rear of fireplace due to damage limitations
 - 6 - First Floor, 103 - Kitchen, No access above timber ceiling panels due to damage limitations
 - 9 - Ground Floor, 001 - Stairwell, Limited access within boxing due to damage limitations
 - 10 - Ground Floor, 002 - Entrance, No access below ceramic floor tiles due to damage limitations
 - 11 - Ground Floor, 005 - Shower Room and Cupboard, No access below ceramic floor tiles due to damage limitations
 - 12 - Ground Floor, 005 - Shower Room and Cupboard, No access ceramic tile boxing due to damage limitations
 - 14 - Ground Floor, 007 - Kitchen & Cupboard, No access below ceramic floor tiles due to damage limitations.
- Agreed Variations or Deviations from the standard HSG 264 method:
 - Intrusions were kept to a minimum due to continued occupation of the property.

Section 2.3: Details

Site Address:

- Kirklees, Porthcressa Road , St Marys , Isles of Scilly, TR21 OPS

Client Name & Address:

- Council of the Isles of Scilly, Town Hall, St Marys, Isles of Scilly, TR21 0LW

Client Contact:

- Siân Greenlaw

Survey Start Date:

- 02 November 2023

Survey Completion Date:

- 02 November 2023

Survey Conducted by:

- Bryan Read

Assisted by:

- N/A

Report Produced:

- 10 November 2023

Section 2.4: Survey Type

The nature of the survey is a Refurbishment Asbestos Survey as detailed in HSE publication: *HSG 264 Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Refurbishment survey as a fully intrusive survey. 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 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 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. Completed Fibre Identification Report 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.).

An 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 & Risk rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product)	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	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	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	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: Kirklees

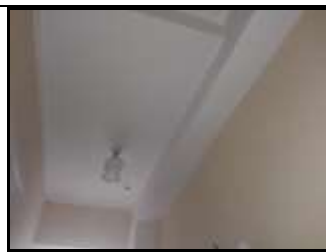
Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	Limited Access Gained, Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	Plastic
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Carpet, Concrete, Vinyl Floor Tile & Adhesive, Vinyl Flooring & Paper Backing	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	8	Product Type (A)	2	
Sample No	30203/BR/004	Condition (B)	1	
Description	Vinyl Flooring & Paper Backing - Floor	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	1	
Risk Rating	Low	Material Score (A+B+C+D)	5	
Extent	1m ²	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Vinyl flooring with packing backing to concrete floor within cupboard only. Found positive within paper backing only.			

Reference	7	Product Type (A)	1	
Sample No	30203/BR/003	Condition (B)	1	
Description	Vinyl Floor Tile & Adhesive - Floor	Surface Treatment (C)	0	
Accessibility	Low	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	3	
Extent	1m²	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Orange vinyl floor tiles and adhesive to concrete floor below carpet. Found positive within floor tile only.			

No Access Areas

Reference	9	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	Limited Access Gained - Boxing	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	6lm	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. Limited access within boxing due to damage limitations			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 002 - Entrance


Floor: Ground Floor

Building: Kirklees

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

Positive Survey Findings - None Identified

No Access Areas

Reference	10	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	1.5m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access below ceramic floor tiles due to damage limitations			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 003 - Bedroom

Floor: Ground Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 004 - Hallway

Floor: Ground Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 005 - Shower Room and Cupboard


Floor: Ground Floor


Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard, Timber	Riser/Boxing	No Access Gained, Ceramic Tiles
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Plasterboard	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Ceramic Cistern
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete & Ceramic Tiles, No Access Gained, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	11	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	3m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access below ceramic floor tiles due to damage limitations			

Reference	12	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Boxing	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	1m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access ceramic tile boxing due to damage limitations			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 006 - Lounge

Floor: Ground Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 007 - Kitchen & Cupboard


Floor: Ground Floor

Building: Kirklees


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

Positive Survey Findings - None Identified

No Access Areas

Reference	14	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	4m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access below ceramic floor tiles due to damage limitations. Continues within cupboard			

Negative Survey Findings

Reference	13	Product Type (A)	N/A	
Sample No	30203/BR/005	Condition (B)	N/A	
Description	Insulating Board 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	3m²	Identification	NAD	
Recommendation	No Action			
Comments	Panels to lowered ceiling.			

Room/Area Name & No: 008 - Stairwell and Cupboard

Floor: Ground Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Consumer Unit
Windows/Sills	N/A	Staircases	Carpet, Concrete
Floor	Carpet, Concrete, Concrete & Ceramic Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 101 - Lounge


Floor: First Floor


Building: Kirklees

Room Construction / Description			
Ceiling	N/A	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, No Access Gained, Stone, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	No Access Gained
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Carpet, Timber	Other	Plasterboard
Under Floor Ducts	N/A	Comments	Textured paint on chimney breast non suspect

Positive Survey Findings - None Identified

No Access Areas

Reference	3	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Walls	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	20m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access behind timber panelling to walls due to damage limitations			

Reference	4	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	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 behind stone fire surround including rear of fireplace due to damage limitations			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 102 - Landing, Stairs & Cupboard

Floor: First Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Modern Water Cylinder
Windows/Sills	Timber	Staircases	Carpet, Timber
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 103 - Kitchen


Floor: First Floor

Building: Kirklees


Room Construction / Description			
Ceiling	No Access Gained, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block & Ceramic Tiles, Plasterboard, Timber	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Sink Pad
Windows/Sills	UPVC	Staircases	N/A
Floor	Modern Floor Sheets & Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	6	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	15m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access above timber ceiling panels due to damage limitations			

Negative Survey Findings

Reference	5	Product Type (A)	N/A	
Sample No	30203/BR/002	Condition (B)	N/A	
Description	Sink Pad - Plant/Equipment	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				

Room/Area Name & No: 201 - Bedroom

Floor: Second Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 202 - Bedroom & Cupboard

Floor: Second Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard, Polystyrene Insulation	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 203 - Bedroom

Floor: Second Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Plasterboard	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	UPVC	Staircases	N/A
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 204 - Landing, Stairs & Cupboard

Floor: Second Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Plasterboard, Timber	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	Carpet, Timber
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 205 - Bathroom


Floor: Second Floor

Building: Kirklees

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	No Access Gained, Timber
Firebreak	N/A	Voids	No Asbestos Detected Behind Bath Panel
Walls	Block & Ceramic Tiles, Plasterboard	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Ceramic Cistern
Windows/Sills	UPVC & Ceramic Tiles	Staircases	N/A
Floor	Modern Floor Sheets & Timber	Other	Plastic Bath Panel
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	2	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Boxing	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	2lm	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within boxing due to damage limitations			

Negative Survey Findings - Not Applicable

Room/Area Name & No: A01 - Roof Space

Floor: Second Floor


Building: Kirklees

Room Construction / Description			
Ceiling	Felt, Modern Felt, Modern Membrane	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Plastic Tank
Windows/Sills	N/A	Staircases	N/A
Floor	Fibreglass, Plasterboard	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings

Reference	1	Product Type (A)	N/A	
Sample No	30203/BR/001	Condition (B)	N/A	
Description	Felt - 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	2m²	Identification	NAD	
Recommendation	No Action			
Comments	Patches of silver backed roofing felt throughout roof space.			


Room/Area Name & No: Main Building


Floor: External

Building: Kirklees

Room Construction / Description			
Walls	Block	Ducts/Pipe Runs	N/A
Cladding	UPVC	Ground	N/A
Roof	Cement Undercloak, Concrete Roof Tiles	Windows/Sills	UPVC
Rainwater Goods	Plastic	Soffit Fascia's	Insulating Board Panel, Timber
Soil Stacks	Plastic	Staircases	N/A
Flues/Cowls	N/A	Other	N/A
Plant/Equipment	N/A	Comments	
Doors	Timber		

Positive Survey Findings




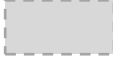
Reference	15	Product Type (A)	2	
Sample No	No Sample Taken	Condition (B)	1	
Description	Insulating Board Panel - Soffit	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	10lm	Identification	PTCA	
Recommendation	Monitor Condition – See section 5.2			
Comments	Visual inspection only to insulating board soffits due to height restrictions.			

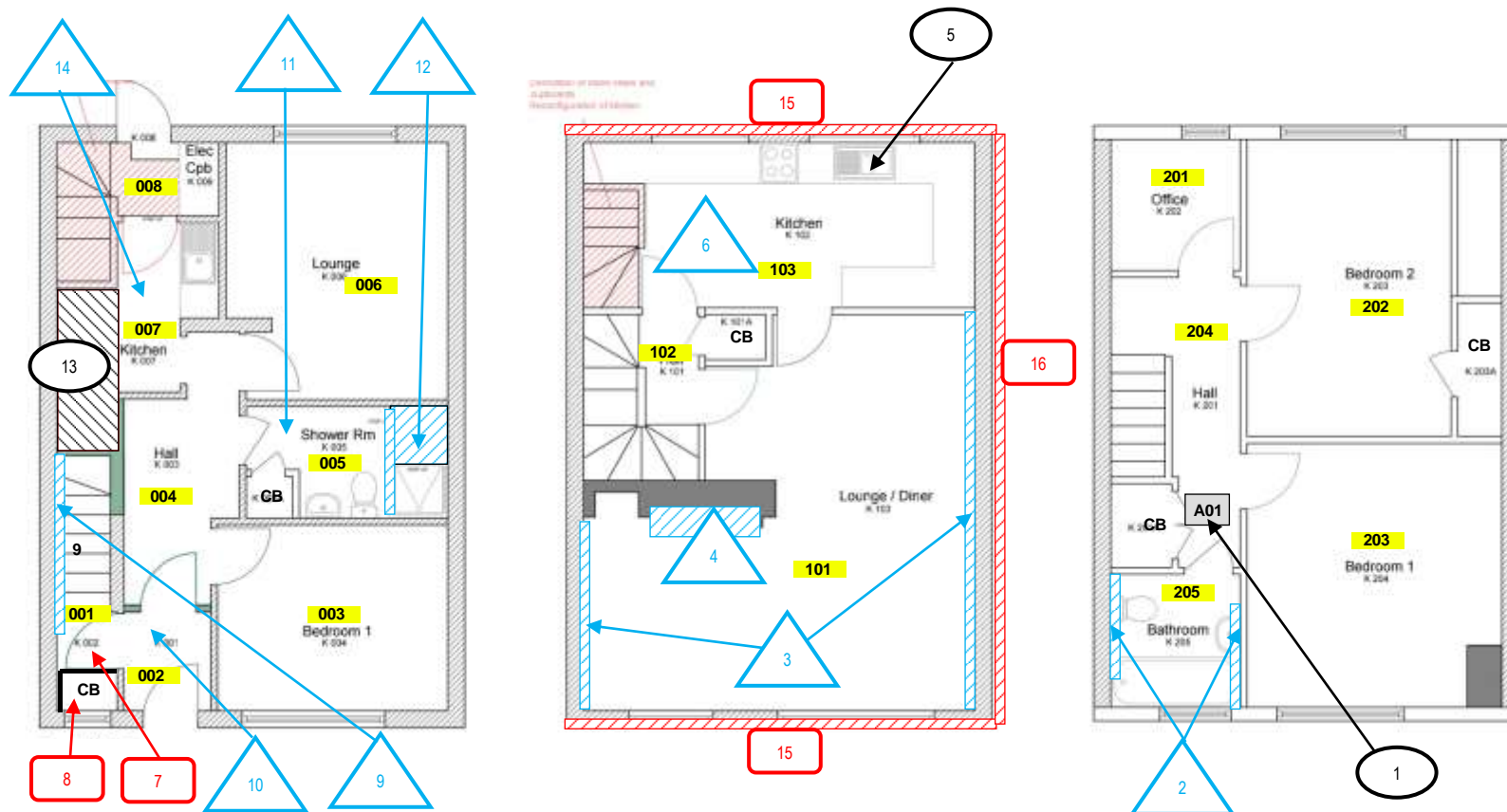
Reference	16	Product Type (A)	1	
Sample No	No Sample Taken	Condition (B)	1	
Description	Cement Undercloak - Roof	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	3	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	10lm	Identification	PTCA	
Recommendation	Monitor Condition – See section 5.2			
Comments	Visual inspection only to cement undercloak due to height restrictions			

No Access Areas - None Identified

Negative Survey Findings - Not Applicable



Site:	Kirklees Porthcressa Road St Marys Isles of Scilly TR21 0PS
Building:	Circa 1970s block built house with a pitched and flat roof
Floor Level / Area:	Ground Floor, First Floor, Second Floor & External
Ref No & Plan No:	L-30203 Page 1 of 1
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



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BULK ANALYSIS TEST REPORT

Report Number:	L-30203	Issue No:	1	Date Reported:	10/11/23	Page 1 of 2
Comments:						
Client:	Council of the Isles of Scilly					
Client Address:	Town Hall, St Marys, Isles of Scilly, TR21 0LW					
Site Address/Location:	Kirklees, Porthcressa Road , St Marys , Isles of Scilly, TR21 OPS					
Date Sampled:	02/11/23	Sampled By:	Bryan Read			
Date Samples Received:	08/11/23	Client Order No.:	Invoice Prior po needed	No. of Samples:	5	
Date Analysed:	09/11/23	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		Roofing Felt	Second Floor, A01 Roof Space, Internal/Ceiling - Felt	No Asbestos Detected
002		Sink Pad	First Floor, 103 Kitchen, Internal/Plant/Equipment - Sink Pad	No Asbestos Detected
003		Vinyl Floor Tile & Adhesive	Ground Floor, 001 Stairwell, Internal/Floor - Vinyl Floor Tile & Adhesive	Chrysotile*
004		Vinyl Flooring & Paper Backing	Ground Floor, 001 Stairwell, Internal/Floor - Vinyl Flooring & Paper Backing	Chrysotile*
005		Insulating Board	Ground Floor, 007 Kitchen & Cupboard, Internal/Ceiling - Insulating Board Panel	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.
- Samples are retained for 6 months and records/reports are retained for 6 years.



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Additional Comments:	Analyst:	Gary Lowe
* Sample 003 - Asbestos within Floor Tile only to * samples * Sample 004 - Asbestos within paper lining only to * sample	Analysts Signature:	
	Approved by:	Hadyn Veale
	Authorised Signature:	
E N D O F R E P O R T		