

Asbestos Management Survey
Sandbanks
1 Cacklebury Close, Hailsham, Wealden, BN27 3LU



Prepared for:

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Survey date:

11/05/12

Site work undertaken by:

John Arnold

Reviewed by:

Jason Hunter

Authorised by:



John Arnold
Authorised signatory

Issued by:

Environmental Evaluation Ltd., 10 Greenwood Court, Ramridge Road, Luton, Bedfordshire, LU2 0TN

Executive Summary

Work Undertaken

A Management Survey has been carried out at Sandbanks, 1 Cacklebury Close, Hailsham, Wealden, BN27 3LU.

The condition and associated recommendations for all asbestos containing materials already identified in the existing survey report have been updated. Additional type 2 surveying during the course of this update has also identified some additional asbestos containing materials in some of the rooms/areas within this property. These additional items have also been included in this report.

Summary of Findings & Action Required

Various asbestos containing materials have been identified or presumed at this site. The items have been given either a **low** or a **very low** material risk assessment score. No immediate remedial works are required, although the materials identified will need to be inspected on a regular basis.

Ongoing Management

The findings of this survey should be incorporated into the asbestos management plan for the building, further details on management can be found in **Appendix 3** of this report; Discussions & Recommendations.

The management plan should be reviewed at intervals not exceeding 6 months, and the condition of any asbestos containing materials and associated recommendations should be updated within 12 months of issue of this report.

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1. Introduction

Mr Peter Vine of East Sussex County Council instructed Environmental Evaluation Ltd. to undertake an Management Survey at Sandbanks, 1 Cacklebury Close, Hailsham, Wealden, BN27 3LU. The inspection was undertaken on 11/05/12.

2. Type and Method of Survey

The type of survey undertaken depends on the purpose for which it is intended to be used. The Health and Safety Executive's Guidance HSG264 Asbestos: the survey guide, defines two types of survey. These are defined in Appendix 1 of this report. These survey types will be appropriate in many situations, but may need to be adapted to clients' specific requirements or the nature of the sites to be inspected.

The survey undertaken was a Management Survey

The survey methodology is given in **Appendix 2** of this report along with details of Environmental Evaluation's Quality Assurance and UKAS Accreditation.

3. Observations

A register of asbestos materials positively identified, or suspected, is presented in tabular format below. Where access has not been obtained to an area or item that is known to the surveyor this will be recorded in the register. The extent of the survey is detailed in **Section 6** of this report – **List of Areas Inspected** which should always be read in conjunction with **Appendix 1: Survey Types and Limitations**.

Asbestos type is determined by one of three methods:

1. Positive identification of asbestos fibres in a sample of the actual item: this will be recorded with an Environmental Evaluation reference number such as **26462-001** or by a sample reported as positive in the existing survey; this will be in the following format: **0212/309/B33/39**.
2. Visual matching of a material to another material which has been previously sampled: the sample reference number will include the abbreviation '**REF**' to indicate that no sample of this actual item has been taken.
3. Presumptive identification where sampling is inappropriate or not possible: no sample number is recorded; instead the word '**VISUAL**' appears in place of a sample reference number.






Items which have been sampled and which do not contain asbestos are identified as None Detected in the **Certificates of Analysis**, presented in **Appendix 4** of this report.

3.1. Register Items for Sandbanks

	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	000	003	Bedroom	Textured Coating	Ceiling	26462-008	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	004	Bedroom & Kitchenette	Textured Coating	Ceiling	26462-REF 008	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	006	Toilet	Textured Coating	Ceiling	26462-010	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	007	Bedroom	Textured Coating	Ceiling	26462-REF 010	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	008	Medical Room	Textured Coating	Ceiling	26462-REF 036	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	010	Boiler Room	Insulating Board Panels	Ceiling	26462-047	6	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

Guidance on Material Assessment Values, reproduced from HSG264 (January 2010)

Risk Category – illustrated by colour coding in first column within register – see key below

	High Risk 10-12		Medium Risk 7-9		Low Risk 5-6		Very Low Risk 1-4		Not Accessed or Limited Access
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Note: Unless otherwise stated floor ducts have not been inspected.

Note: This register is based on a Survey - Management procedure. Further investigation may be required before commencing demolition, refurbishment or decommissioning work.







Note: All areas which have not been accessed should be assumed to contain asbestos until inspected fully.

Note: This register must be read in conjunction with the rest of this document.

	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	000	011	Store	Green Thermoplastic Tiles	Floor	26462-011	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	011	Store	Textured Coating	Ceiling	26462-REF 008	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	013	Corridor	Textured Coating	Between Rooms 001& 017	26462-REF 008	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	014	Corridor	Green Thermoplastic Tiles	Floor	26462-012	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	016	Store	Textured Coating	Ceiling	26462-REF 010	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	017	Bedroom	Textured Coating	Ceiling	26462-REF 005	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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
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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	000	018	Bedroom	Textured Coating	Ceiling	26462-REF 005	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	019	Bedroom	Textured Coating	Ceiling	26462-005	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	020	Store	Green Thermoplastic Tiles	Floor	26462-REF 011	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	020	Store	Textured Coating	Ceiling	26462-REF 005	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	021	Store Under Stairs	Textured Coating	Ceiling	26462-REF 010	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	022	Bedroom	Textured Coating	Ceiling	26462-004	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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
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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	000	023	Bedroom	Textured Coating	Ceiling	26462-003	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	024	Bedroom	Textured Coating	Ceiling	26462-002	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	024	Bedroom	Textured Coating	Ceiling	26462-001	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	031	Kitchen Toilet	Textured Coating	Ceiling	26462-REF 036	3	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	034	Kitchen	Textured Coating	Ceiling Above Doorway To External	26462-REF 036	3	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	035	Small Lounge	Textured Coating	Ceiling	26462-REF 036	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	000	037	Bedroom	Textured Coating	Ceiling	26462-020	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	038	Staff Kitchen	Textured Coating	Ceiling	26462-REF 020	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	039	Toilet	Textured Coating	Ceiling To Entrance	26462-REF 020	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	040	Hoist Store	Textured Coating	Ceiling	26462-REF 020	4	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	043	Meters Store	Bitumen Wrap	Intake Cable	55957-VISUAL	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	043	Meters Store	Green Thermoplastic Tiles	Floor	26462-REF 011	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	000	043	Meters Store	Textured Coating	Ceiling	26462-REF 034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	047	Bedroom	Textured Coating	Ceiling	26462-019	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	049	Bedroom	Textured Coating	Ceiling	26462-021	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	000	054	Main Lounge	Textured Coating	Ceiling	26462-017	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	055	Bathroom	Textured Coating	Ceiling	26462-REF 021	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	056	T.V. Lounge	Textured Coating	Ceiling	26462-REF 021	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	001	057	Bedroom	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	058	Bedroom	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	059	Bedroom	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	060	Toilet	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	061	Corridor	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	062	Bedroom	Textured Coating	Ceiling	55957-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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


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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	001	063	Bedroom	Textured Coating	Ceiling	26462-025	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	064	Bedroom	Textured Coating	Ceiling	26462-026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	065	Bedroom	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	067	Store	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	068	Kitchen Area	Textured Coating	Ceiling	26462-REF 026	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	069	Store	Textured Coating	Ceiling	55957-034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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
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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	001	070	Office	Textured Coating	Ceiling	26462-REF 034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	071	Kitchen	Textured Coating	Ceiling	26462-REF 034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	072	Store	Textured Coating	Ceiling	26462-REF 034	3	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	073	Store	Textured Coating	Ceiling	26462-REF 035	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	074	Toilet	Textured Coating	Ceiling	26462-035	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	074	Toilet	Toilet Seat	Toilet	26462-VISUAL	4	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	001	075	Office	Textured Coating	Ceiling	55957-REF 034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	076	Corridor	Textured Coating	Ceiling	26462-034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	078	Office	Textured Coating	Ceiling	26462-REF 034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	079	Photocopy Room	Textured Coating	Ceiling	26462-REF 034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001	080	Store	Textured Coating	Ceiling	26462-REF 034	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001 to 000	026	Stairwell	Textured Coating	Ceiling	55957-REF026	3	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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	Floor / Level	Room Num	Room Name	Item Description	Location	Sample No	Material Assessment	Recommendation
	001 to 000	077	Stairwell	Black Nosing	Steps	55957-REF2646 2-037	3	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage
	001 to 000	077	Stairwell	Textured Coating	Ceiling	55957-REF 26462-036	2	Manage risk using appropriate controls and training. Inspect materials at least annually for further damage

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4. Individual Photo Reference Sheets

Including Only;

- ☐ Positive Samples Taken By Environmental Evaluation
- ☐ Items Visually Presumed To Contain Asbestos
- ☐ Positive Samples Identified In The Existing Survey Report

NB: Photographs listed in numerical order

Sample No.	26462-008	Product Type	Textured Coating	1
	Photo 55957-035.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	003 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-035.jpg



Sample No.	26462-REF 008	Product Type	Textured Coating	1
	Photo 55957-036.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	004 - Bedroom & Kitchenette	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	12sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-036.jpg



Sample No.	26462-010	Product Type	Textured Coating	1
	Photo 55957-043.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	006 - Toilet	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	6sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-043.jpg



Sample No.	26462-REF 010	Product Type	Textured Coating	1
	Photo 55957-044.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	007 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-044.jpg



Sample No.	26462-REF 036	Product Type	Textured Coating	1
	Photo 55957-045.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	008 - Medical Room	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	4sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-045.jpg



Sample No.	26462-047	Product Type	Insulating Board	2
	Photo 55957-061.jpg	Condition	Minor Damage	1
Building	Sandbanks	Surface Treatment	Sealed	1
Floor	Ground	Asbestos Type	Amosite	2
Room	010 - Boiler Room	Material Risk Assessment		6
Item	Insulating Board Panels	Item Risk Classification	Low Risk	
Extent & Location	12sqm - Ceiling	Highest Risk Classification for Room	Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-061.jpg



Sample No.	26462-011	Product Type	Asbestos Reinforced Composite	1
	Photo 55957-056.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	011 - Store	Material Risk Assessment		2
Item	Green Thermoplastic Tiles	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Floor	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-056.jpg



Sample No.	26462-REF 008	Product Type	Textured Coating	1
	Photo 55957-055.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	011 - Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	1sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-055.jpg



Sample No.	26462-REF 008	Product Type	Textured Coating	1
	Photo 55957-050.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	013 - Corridor	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	4sqm - Between Rooms 001& 017	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-050.jpg



Sample No.	26462-012	Product Type	Asbestos Reinforced Composite	1
		Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	014 - Corridor	Material Risk Assessment		2
Item	Green Thermoplastic Tiles	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Floor	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

No Photo

Sample No.	26462-REF 010	Product Type	Textured Coating	1
	Photo 55957-060.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	016 - Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	6sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

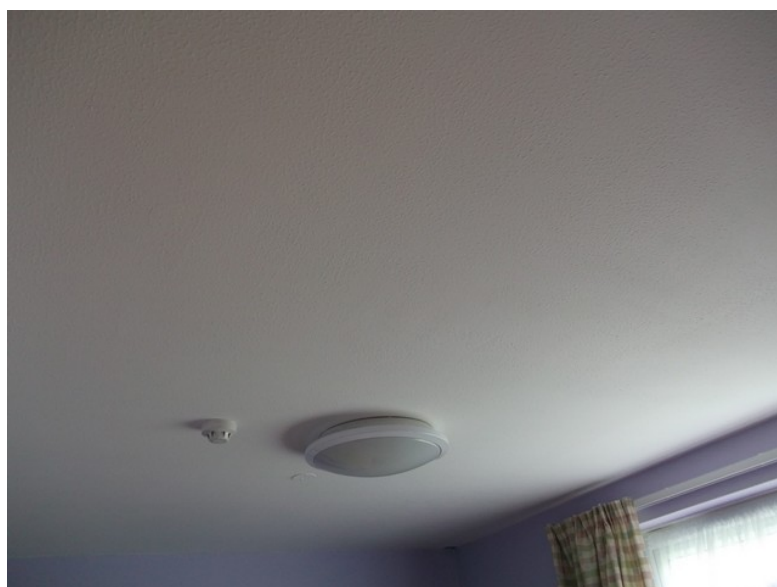
Photo 55957-060.jpg



Sample No.	26462-REF 005	Product Type	Textured Coating	1
	Photo 55957-037.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	017 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-037.jpg



Sample No.	26462-REF 005	Product Type	Textured Coating	1
	Photo 55957-038.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	018 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-038.jpg



Sample No.	26462-005	Product Type	Textured Coating	1
	Photo 55957-039.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	019 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

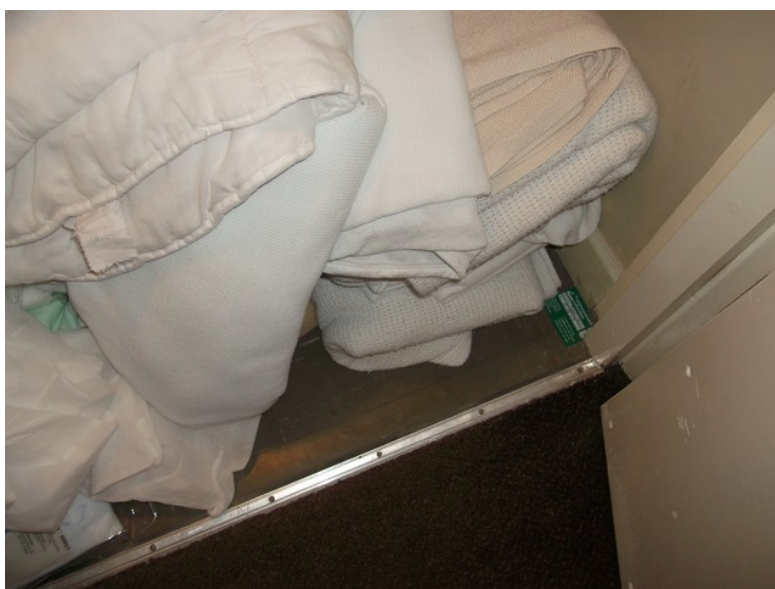
Photo 55957-039.jpg



Sample No.	26462-REF 011	Product Type	Asbestos Reinforced Composite	1
	Photo 55957-041.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	020 - Store	Material Risk Assessment		2
Item	Green Thermoplastic Tiles	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Floor	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-041.jpg



Sample No.	26462-REF 005	Product Type	Textured Coating	1
	Photo 55957-040.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	020 - Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-040.jpg



Sample No.	26462-REF 010	Product Type	Textured Coating	1
	Photo 55957-042.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	021 - Store Under Stairs	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	4sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-042.jpg



Sample No.	26462-004	Product Type	Textured Coating	1
	Photo 55957-046.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	022 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-046.jpg



Sample No.	26462-003	Product Type	Textured Coating	1
	Photo 55957-047.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	023 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-047.jpg



Sample No.	26462-002	Product Type	Textured Coating	1
	Photo 55957-048.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	024 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-048.jpg



Sample No.	26462-001	Product Type	Textured Coating	1
	Photo 55957-048.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	024 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-048.jpg



Sample No.	26462-REF 036	Product Type	Textured Coating	1
	Photo 55957-057.jpg	Condition	Minor Damage	1
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	031 - Kitchen Toilet	Material Risk Assessment		3
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	4sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-057.jpg



Sample No.	26462-REF 036	Product Type	Textured Coating	1
	Photo 55957-058.jpg	Condition	Minor Damage	1
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	034 - Kitchen	Material Risk Assessment		3
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Ceiling Above Doorway To External	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-058.jpg



Sample No.	26462-REF 036	Product Type	Textured Coating	1
	Photo 55957-051.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	035 - Small Lounge	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-051.jpg



Sample No.	26462-020	Product Type	Textured Coating	1
	Photo 55957-015.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	037 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	11sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-015.jpg



Sample No.	26462-REF 020	Product Type	Textured Coating	1
	Photo 55957-016.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	038 - Staff Kitchen	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-016.jpg



Sample No.	26462-REF 020	Product Type	Textured Coating	1
	Photo 55957-017.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	039 - Toilet	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Ceiling To Entrance	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-017.jpg



Sample No.	26462-REF 020	Product Type	Textured Coating	1
	Photo 55957-018.jpg	Condition	Significant Damage	2
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	040 - Hoist Store	Material Risk Assessment		4
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-018.jpg



Sample No.	55957-VISUAL	Product Type	Asbestos Reinforced Composite	1
	Photo 55957-054.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	043 - Meters Store	Material Risk Assessment		2
Item	Bitumen Wrap	Item Risk Classification	Very Low Risk	
Extent & Location	x1 - Intake Cable	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-054.jpg



Sample No.	26462-REF 011	Product Type	Asbestos Reinforced Composite	1
	Photo 55957-052.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	043 - Meters Store	Material Risk Assessment		2
Item	Green Thermoplastic Tiles	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Floor	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-052.jpg



Sample No.	26462-REF 034	Product Type	Textured Coating	1
	Photo 55957-053.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	043 - Meters Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-053.jpg



Sample No.	26462-019	Product Type	Textured Coating	1
	Photo 55957-019.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	047 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	14sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-019.jpg



Sample No.	26462-021	Product Type	Textured Coating	1
	Photo 55957-020.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	049 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	14sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-020.jpg



Sample No.	26462-017	Product Type	Textured Coating	1
	Photo 55957-059.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	Ground	Asbestos Type	Chrysotile	1
Room	054 - Main Lounge	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	24sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-059.jpg



Sample No.	26462-REF 021	Product Type	Textured Coating	1
	Photo 55957-021.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	055 - Bathroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-021.jpg



Sample No.	26462-REF 021	Product Type	Textured Coating	1
	Photo 55957-022.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	056 - T.V. Lounge	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	20sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-022.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-023.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	057 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	16sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-023.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-024.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	058 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	12sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-024.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-025.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	059 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	14sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-025.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-026.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	060 - Toilet	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	6sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-026.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-027.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	061 - Corridor	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	22sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-027.jpg



Sample No.	55957-REF 026	Product Type	Textured Coating	1
	Photo 55957-033.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	062 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	12sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-033.jpg



Sample No.	26462-025	Product Type	Textured Coating	1
	Photo 55957-028.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	063 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-028.jpg



Sample No.	26462-026	Product Type	Textured Coating	1
	Photo 55957-029.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	064 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-029.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-030.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	065 - Bedroom	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-030.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-031.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	067 - Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	2sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-031.jpg



Sample No.	26462-REF 026	Product Type	Textured Coating	1
	Photo 55957-032.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	068 - Kitchen Area	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	24sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-032.jpg



Sample No.	55957-034	Product Type	Textured Coating	1
	Photo 55957-011.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	069 - Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	1sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-011.jpg



Sample No.	26462-REF 034	Product Type	Textured Coating	1
	Photo 55957-001.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	070 - Office	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	15sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-001.jpg



Sample No.	26462-REF 034	Product Type	Textured Coating	1
	Photo 55957-002.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	071 - Kitchen	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	6sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-002.jpg



Sample No.	26462-REF 034	Product Type	Textured Coating	1
	Photo 55957-003.jpg	Condition	Minor Damage	1
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	072 - Store	Material Risk Assessment		3
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	1sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-003.jpg



Sample No.	26462-REF 035	Product Type	Textured Coating	1
	Photo 55957-004.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	073 - Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	1sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-004.jpg



Sample No.	26462-035	Product Type	Textured Coating	1
	Photo 55957-005.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	074 - Toilet	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	5sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-005.jpg



Sample No.	26462-VISUAL	Product Type	Asbestos Reinforced Composite	1
	Photo 55957-006.jpg	Condition	Minor Damage	1
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Amosite, Presumed	2
Room	074 - Toilet	Material Risk Assessment		4
Item	Toilet Seat	Item Risk Classification	Very Low Risk	
Extent & Location	x1 - Toilet	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

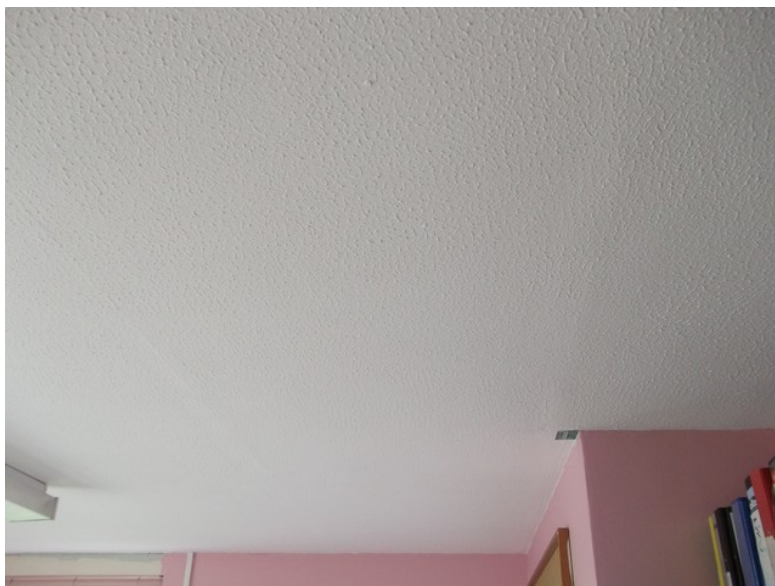
Photo 55957-006.jpg



Sample No.	55957-REF 034	Product Type	Textured Coating	1
	Photo 55957-007.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	075 - Office	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	12sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-007.jpg



Sample No.	26462-034	Product Type	Textured Coating	1
	Photo 55957-008.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	076 - Corridor	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-008.jpg



Sample No.	26462-REF 034	Product Type	Textured Coating	1
	Photo 55957-009.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	078 - Office	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-009.jpg



Sample No.	26462-REF 034	Product Type	Textured Coating	1
	Photo 55957-010.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	079 - Photocopy Room	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	8sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-010.jpg



Sample No.	26462-REF 034	Product Type	Textured Coating	1
	Photo 55957-012.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First	Asbestos Type	Chrysotile	1
Room	080 - Store	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	1sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-012.jpg



Sample No.	55957-REF026	Product Type	Textured Coating	1
	Photo 55957-034.jpg	Condition	Minor Damage	1
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First To Ground	Asbestos Type	Chrysotile	1
Room	026 - Stairwell	Material Risk Assessment		3
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	10sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.
Inspect materials at least annually for further damage**

Photo 55957-034.jpg



Sample No.	55957-REF26462-037	Product Type	Asbestos Reinforced Composite	1
	Photo 55957-014.jpg	Condition	Minor Damage	1
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First To Ground	Asbestos Type	Chrysotile	1
Room	077 - Stairwell	Material Risk Assessment		3
Item	Black Nosing	Item Risk Classification	Very Low Risk	
Extent & Location	15Lin.m - Steps	Highest Risk Classification for Room	Very Low Risk	

Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage

Photo 55957-014.jpg



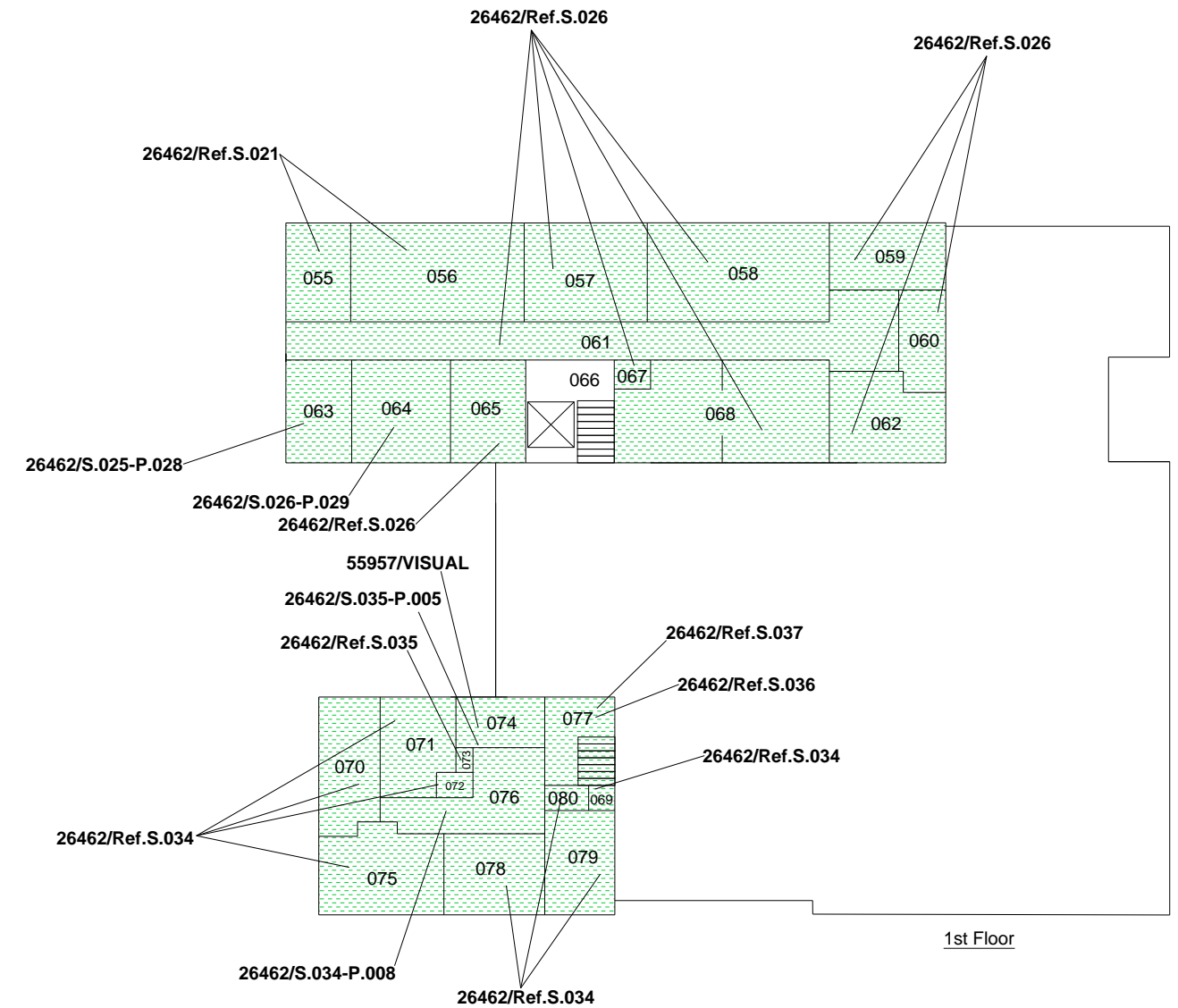
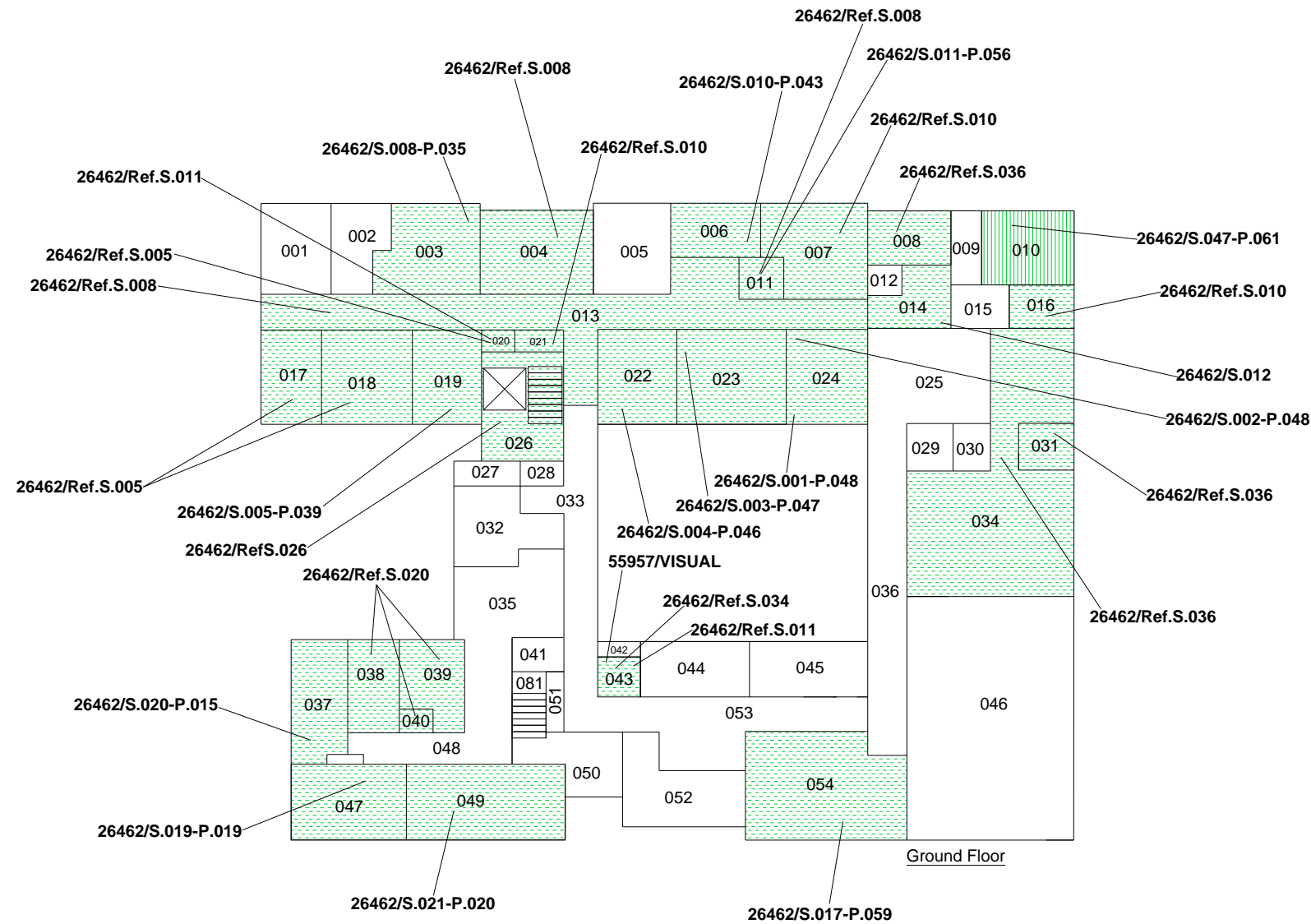
Sample No.	55957-REF 26462-036	Product Type	Textured Coating	1
	Photo 55957-013.jpg	Condition	Good Condition	-
Building	Sandbanks	Surface Treatment	Sealed	-
Floor	First To Ground	Asbestos Type	Chrysotile	1
Room	077 - Stairwell	Material Risk Assessment		2
Item	Textured Coating	Item Risk Classification	Very Low Risk	
Extent & Location	6sqm - Ceiling	Highest Risk Classification for Room	Very Low Risk	

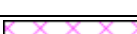



Main Recommendations: **Manage risk using appropriate controls and training.**
Inspect materials at least annually for further damage


Photo 55957-013.jpg



5. Plans



Key:	Note:	Sample Identification:	Site:
 High Risk Asbestos Containing Materials Identified in this Room/Area (10 – 12)  Medium Risk Asbestos Containing Materials in this Room/Area (7-9)  Low Risk Asbestos Containing Materials Identified in this Room/Area (5-6)  Very Low Risk Asbestos Containing Materials Identified in this Room/Area (1-4)	<p>Risk scores, calculated in accordance with the HSE standardised material assessment algorithm detailed in HSG264 where risk is defined as: 'potential to release fibres if disturbed'. Highest risk for each room illustrated only.</p> <p>This plan <i>must</i> be read in conjunction with the register in the report.</p> <p>This plan is not to scale.</p>	<p>20000 = Job Reference 001 = Room Number (assigned by EE) 20000/S.001 = Negative Sample Location 20000/S.001 = Positive Sample Location & Photo Reference Number 20000/Ref.S.001 = Positive Sample Referral Location 20000/Visual = Visually Presumed Asbestos Containing Material 0212/309/B33/39 – P.001 = Existing Positive Sample Location & Photo Ref.</p>	<p>Sandbanks</p> <p>1 Cacklebury Close, Hailsham, Wealden, BN27 3LU</p>



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6. List of Areas Inspected

Building: Sandbanks

External

Floor: First

055/Bathroom
056/T.V. Lounge
057/Bedroom
058/Bedroom
059/Bedroom
060/Toilet
061/Corridor
062/Bedroom
063/Bedroom
064/Bedroom
065/Bedroom
067/Store
068/Kitchen Area
069/Store
070/Office
071/Kitchen
072/Store
073/Store
074/Toilet
075/Office
076/Corridor
078/Office
079/Photocopy Room
080/Store

Floor: First To Ground

026/Stairwell
077/Stairwell

Floor: Ground

001/Bathroom
002/Bathroom
003/Bedroom
004/Bedroom & Kitchenette
005/Bathroom
006/Toilet
007/Bedroom
008/Medical Room
009/Gas Meter & Store
010/Boiler Room
011/Store
012/Electrics Store
013/Corridor
014/Corridor
015/Laundry Store
016/Store
017/Bedroom

018/Bedroom
019/Bedroom
020/Store
021/Store Under Stairs
022/Bedroom
023/Bedroom
024/Bedroom
025/Laundry Room
029/Kitchen Store
030/Kitchen Store
031/Kitchen Toilet
032/Bathroom
033/Corridor
034/Kitchen
035/Small Lounge
036/Corridor
037/Bedroom
038/Staff Kitchen
039/Toilet
040/Hoist Store
041/Store
042/Store
043/Meters Store
044/Female Toilet
045/Male Toilet
046/Main Lounge
047/Bedroom
048/Corridor
049/Bedroom
050/Entrance Lobby
051/Store
052/Office
053/Corridor
054/Main Lounge

NB: Exceptions within the above areas are indicated in Section 3.1

Appendix 1 – Survey Types And Limitations

HSE guidance HSG 264 'Asbestos: The survey guide' defines two types of survey: Management Surveys and Refurbishment/Demolition Surveys.

Management Surveys

A **management** survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (eg before any work is carried out). However this approach has implications for the management arrangements. The dutyholder bears potential additional costs of management for some non-ACMs. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2006 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control, see *A comprehensive guide to managing asbestos in premises*. 'Default' presumptions may also lead to unnecessary removal of non-ACMs and their disposal as asbestos waste. Default presumptions may be suitable in some instances, eg 'small' or simple premises, as part of a client's management arrangements.

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the dutyholder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

When sampling is carried out as part of a management survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (eg different surfaces/coating, evidence of repair etc) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include underfloor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. **Surveying may also involve some minor intrusive work**, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis, ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder (probably with help from others).

Agreed Limitations

Concealed spaces and voids – Management Surveys. In accordance with HSG264 and the scope of the agreed survey, all parts of the building accessible during normal occupation or routine maintenance have been inspected as far as reasonably practicable. There may have been minor intrusive works into service hatches, lofts, risers and ducts. Spaces within the fabric of the building are considered outwith the scope of this Management Survey. These areas should be subject to a Refurbishment/Demolition Survey if there is likely to be disturbance within them.

Furniture and fixtures & fittings. The removal of furniture to enable full access at the time of the survey was the responsibility of the Client. We have not relocated furniture or removed fixtures and fittings to examine concealed surfaces or obstructed areas.

Floor coverings. Floor coverings have been lifted in limited locations to examine beneath. Full removal of floor coverings has not been undertaken and there remains the possibility of unidentified ACMs present beneath floor coverings.

Bulk sampling. Samples of representative suspected ACMs and some materials easily mistaken for ACMs have been taken during the survey. Sampling has not been carried out where there was an electrical hazard or if the integrity of the product was likely to be affected by the sampling. Fire doors, WC cisterns and seats, gutters drainpipes flues and roofing materials may not have been sampled. These are presumed or strongly presumed to contain asbestos and detailed within the report if identified.

Plant & machinery. Plant and machinery was only examined externally. Samples of suspected materials have only been taken if this could be done safely in the opinion of the surveyor. Guards and panels have not been removed. Electric switch and fuse installations have not been opened. Older types have been presumed to contain asbestos materials. Further surveys may be required if plant and machinery is intended to be removed. Metal-cladding to pipe insulation has not been removed to inspect for residual asbestos on pipes beneath non-asbestos insulation.

Categorisation of asbestos product type. Product types are based on the surveyor's opinion and must not be used as the basis for a removal specification. Opinions expressed are not covered by our UKAS accreditation. Water absorption testing to determine product type has not been carried out unless stated

Appendix 2 – Survey Methodology and Quality Assurance & UKAS Accreditation

Survey Methodology

Each area was inspected by an experienced survey team, noting any materials that might contain asbestos. Where appropriate, samples were taken for subsequent laboratory analysis. Sampling points were made safe using adhesive tape, paint or “Polyfilla”, as appropriate. Environmental Evaluation Ltd is accredited by UKAS for the sampling of asbestos materials.

Sampling of the suspected materials was undertaken in accordance with the requirements of all current legislation and guidance including HSG264 Asbestos: the survey guide.

Analysis of Samples

Samples were returned to one of our UKAS accredited laboratories for analysis.

Asbestos is identified by a combination of techniques, principally:

- (i) an initial visual inspection.
- (ii) a stereomicroscopic examination.
- (iii) polarised light microscopy.
- (iv) dispersion staining.

No single test is definitive and the analyst must take all the evidence into account.

The method is defined in HSG248 ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures, published by the Health and Safety Executive and is employed using in-house documented techniques in accordance with our schedule of UKAS accreditation.

Certificates of Analysis for the samples taken during this survey are presented in **Appendix 4**.

Quality Assurance & UKAS Accreditation

Environmental Evaluation Ltd. operates stringent quality control procedures. We have installed a quality system for our asbestos laboratory, which meets the requirements of ISO 17025. Environmental Evaluation Ltd. is accredited by the United Kingdom Accreditation Service (UKAS) for both the sampling and analysis of asbestos and suspected asbestos materials.

Our asbestos surveys are undertaken in accordance with the requirements of ISO 17020. Environmental Evaluation Ltd. is accredited by the United Kingdom Accreditation Service (UKAS) for asbestos surveys.

Environmental Evaluation Limited is an ISO9001 registered company.

Appendix 3 – Discussion & Recommendations

Discussion & Recommendations

The Control of Asbestos Regulations 2006 require that a written plan for managing the risks from asbestos materials is drawn up for all non-domestic premises. The plan should identify where asbestos is (or may be) present, and the risks associated with asbestos containing materials during normal occupation of the building. The plan should address the location and condition of “asbestos containing materials” (ACMs), and should ensure that there are arrangements in place to prevent ACMs being damaged or disturbed. This may include labelling ACMs or installing a “permit to work” system.

As well as identifying materials containing asbestos and preparing a plan for managing those materials, employers will be required to monitor the condition of the materials and ensure that the management plan remains valid. The Approved Code of Practice supporting the regulations stipulates *“As a minimum the material should be checked every six to twelve months even if it is in good condition and not going to be disturbed.”* The Approved Code of Practice supporting the regulations also requires that the arrangements in place for managing the risks from asbestos containing materials in buildings should be reviewed every six months even if there have been no changes.

The asbestos survey report can form the basis of the plan, but it will need to be developed to include the arrangements for preventing exposure, monitoring the condition of the ACMs and monitoring the effectiveness of the arrangements for controlling the risk.

The asbestos management plan developed for controlling the risk from asbestos during normal occupation of the building is unlikely to be suitable for assessing the risks from work on the ACMs or major refurbishment or demolition work, and further assessment of the risks should be undertaken before these works are undertaken. In many instances there will be a need to have a specialist contractor remove the ACMs if there is a need to disturb them.

The asbestos management plan should address the general points above, but in particular it should include:

- The recommendations for individual items which are presented in the register.
- A mechanism to ensure that the site manager is provided with a copy of this report, and that the site manager has received the information, instruction and training necessary for the discharge of the responsibilities of the “dutyholder”. **(Covered in East Sussex County Council ‘Controller of Premises’ workshops and the proposed ‘Asbestos Awareness Workshops’.**
- A mechanism to ensure that all staff receive information, instruction and training appropriate to the extent of asbestos in the building(s). This should include formal documented asbestos awareness training for relevant staff. **(Covered in East Sussex County Council Policy: Asbestos Management in the Workplace available in full on-line)**

- A mechanism to ensure that maintenance staff and contractors are aware of the possible presence of asbestos materials, and the restrictions on working with asbestos containing materials. **(Covered in East Sussex County Council Policy: Asbestos Management in the Workplace – available in full on-line)**
- A mechanism to ensure that a copy of the asbestos register is available for consultation by any emergency services attending the site. **(Covered in East Sussex County Council Policy: Asbestos Management in the Workplace – available in full on-line)**
- All contractors must be aware that the buildings may contain asbestos materials. Therefore before carrying out works, contractors must ensure that they view and understand the property's asbestos survey report. A refurbishment/demolition survey must be carried out if any of the contractors' proposed works are likely to disturb the existing building fabric/internal plant. **(Please refer to East Sussex County Council's Policy for the Safety Management of Contractors and the Asbestos Management in the Workplace Policy.)**
- In conjunction with possession of a refurbishment/demolition survey report (see previous bullet point), contractors must also have in place a procedure for reaction to the unplanned disturbance of asbestos containing materials during their works. This should include arrangements for sampling and assessment of any suspect materials which may have been omitted from the survey report.
- A mechanism to ensure that asbestos containing materials are not accidentally damaged or disturbed. Compliance can be achieved by labelling of all asbestos containing materials, or by adopting a "permit to work" system. **(Covered in East Sussex County Council Policy: Asbestos Management in the Workplace – available in full on-line)**
- The method by which the arrangements for managing the risks from asbestos in buildings are reviewed at periods not exceeding 6 months. **(Covered in East Sussex County Council Corporate Resources Directorate Management Strategy: Management of Asbestos in Non-Domestic Premises)**
- The method by which the condition of asbestos containing materials is to be monitored and recorded. Inspection should be repeated at intervals not exceeding 1 year. **(Covered in East Sussex County Council Policy: Asbestos Management in the Workplace – available in full on-line)**