



Main entrance shown on cover photo

Asbestos Management Report

11 Teapot Studios, Hoult's Yard, Newcastle upon Tyne NE6 2HL

Issued on: 19 Mar 2020

Job Id: 31

Flow Software Solutions

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CRN: 08093846



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This Report Is Not Ready

- Samples > 006 > Awaiting Results (assuming Crocidolite)

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Report Details

Report By	Flow Software Solutions
Client	Flow Mobile Software
Project	Demonstration Project
Site Address	11 Teapot Studios, Hoult's Yard, Newcastle upon Tyne NE6 2HL
Site Location	
Site Description	The site is a purpose built residential property built circa 1880s, brick construction with pitched roof and extension to back circa 1970s. Split over ground first and second floor with kitchen, lounge, conservatory, bedrooms, garage and loft.
Scope of Work	The survey is limited to the main building. The garage and other external buildings are excluded.
Purpose of Survey	To locate, as far as is reasonably practicable, the presence and extent of any suspected ACMs within the scope of the survey.
Other Notes	Asbestos insulation has been identified in the Loft on the Second Floor and Lounge on the Ground Floor, Insulation may also be present within and surrounding the chimney that passes through this section of the building where the redundant back boiler is present.
Surveyors	David King
Survey Dates	26 Nov 2020
QC Date	18 Mar 2020
Issue Date	19 Mar 2020

Totals

An overview of the data collected on site, during the survey

Total Records	Suspect ACM	NAD	Very Low	Low	Medium	High
74	11	4	1	4	1	1

Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Flow Software Solutions cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Flow Software Solutions cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Flow Software Solutions cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

Variations to Scope

Where necessary, the surveyor may deviate from the defined scope - see below for additional information.

Notes	Photo
Unable to access roof - scaffolding is unsafe	

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 0 / 003 - Lounge / Dining Room	Packing to Fireplace	Thermal Insulation	8 Medium	Remove under fully controlled conditions	14
Main Building / 0 / 004 - Conservatory	Walls	Insulating Board	6 Low	Remove under fully controlled conditions	15
Main Building / 0 / 005 - WC	Toilet Cistern	Composite	12 High	Remove under locally controlled conditions	16
Main Building / 0 / 006 - Garage	Electrics	Flashguards	5 Low	Remove under locally controlled conditions	17
Main Building / 2 / 001 - Loft	Ceiling	Plasterboard	4 Very Low		18

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Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / External / 001 - External	Damp Proof Course	Bituminous	5 Low	Remove under locally controlled conditions	20
Main Building / External / 001 - External	Wall Panel	Insulating Board	6 Low	Remove under locally controlled conditions	21



Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Main Building / 0 / 001 - Hall	Adhesive to Parquet Flooring	Bituminous Product	11
Main Building / 0 / 001 - Hall	Ceiling	Plasterboard	12
Main Building / 0 / 003 - Lounge / Dining Room	Adhesive to Parquet Flooring	Bituminous	13
Main Building / 2 / 001 - Loft	Pipe Insulation	Thermal Insulation	19

Summary of Areas or Items of Limited Access or No Access

These areas or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 3)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Item	Access / Notes	Photo 1	Photo 2	Page
Main Building / 0 / 006 - Garage	Electrics	Limited Access / Live Service Supply			17

Register

The register contains priority scoring, please see **Priority Assessment Scores (p. 28)** and **Risk Assessment Scores (p. 30)** for further information.

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Priority Score	Recommendation	Page
Main Building / 0 / 003 - Lounge / Dining Room	Packing to Fireplace	Thermal Insulation	Sample 003	1 m.	Amosite	1	2	3	8 Medium		Remove under fully controlled conditions	14
Main Building / 0 / 004 - Conservatory	Walls	Insulating Board	Sample 004	10 sq. m.	Chrysotile	2	1	2	6 Low		Remove under fully controlled conditions	15
Main Building / 0 / 005 - WC	Toilet Cistern	Composite	Sample 005	1 No.	Crocidolite	3	3	3	12 High		Remove under locally controlled conditions	16
Main Building / 0 / 006 - Garage	Electrics	Flashguards	Presume	1 m.	Chrysotile	1	1	2	5 Low		Remove under locally controlled conditions	17
Main Building / 2 / 001 - Loft	Ceiling	Plasterboard	Sample 006		Crocidolite	1	0	0	4 Very Low			18
Main Building / External / 001 - External	Damp Proof Course	Bituminous	Sample 006	36 m.	Crocidolite	1	1	0	5 Low		Remove under locally controlled conditions	20
Main Building / External / 001 - External	Wall Panel	Insulating Board	Cross Reference 004	4 sq. m.	Chrysotile	2	1	2	6 Low		Remove under locally controlled conditions	21

Survey Inspection Detail

A summary of all items and materials inspected during the survey, including ACMs, non-ACMs, items and areas that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
Main Building / 0 / 001 - Hall	Adhesive to Parquet Flooring	Bituminous Product		0 None	0		11
Main Building / 0 / 001 - Hall	Ceiling	Plasterboard		0 None			12
Main Building / 0 / 001 - Hall	Floor	Concrete					
Main Building / 0 / 001 - Hall	Floor	--					
Main Building / 0 / 001 - Hall	Floor Covering	Timber					
Main Building / 0 / 001 - Hall	Panel to Understairs	Timber					
Main Building / 0 / 001 - Hall	Walls	Brick					
Main Building / 0 / 001 - main building	Hallway	--					
Main Building / 0 / 002 - Kitchen	Ceiling	Plasterboard					
Main Building / 0 / 002 - Kitchen	Floor	Concrete					
Main Building / 0 / 002 - Kitchen	Floor Covering	Cork					
Main Building / 0 / 002 - Kitchen	Walls	Brick					
Main Building / 0 / 003 - Lounge / Dining Room	Adhesive to Parquet Flooring	Bituminous		0 None			13
Main Building / 0 / 003 - Lounge / Dining Room	Ceiling	Plasterboard					
Main Building / 0 / 003 - Lounge / Dining Room	Floor	--					
Main Building / 0 / 003 - Lounge / Dining Room	Floor Covering	Timber					
Main Building / 0 / 003 - Lounge / Dining Room	Packing to Fireplace	Thermal Insulation		8 Medium		Remove under fully controlled conditions	14

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
Main Building / 0 / 003 - Lounge / Dining Room	Walls	Brick					
Main Building / 0 / 004 - Conservatory	Ceiling	--					
Main Building / 0 / 004 - Conservatory	Floor	Concrete					
Main Building / 0 / 004 - Conservatory	Floor	Concrete					
Main Building / 0 / 004 - Conservatory	Floor Covering	Cork					
Main Building / 0 / 004 - Conservatory	Walls	Insulating Board		6 Low		Remove under fully controlled conditions	15
Main Building / 0 / 005 - WC	Ceiling	--					
Main Building / 0 / 005 - WC	Floor	Concrete					
Main Building / 0 / 005 - WC	Floor Covering	Carpet					
Main Building / 0 / 005 - WC	Toilet Cistern	Composite		12 High		Remove under locally controlled conditions	16
Main Building / 0 / 005 - WC	Walls	Brick					
Main Building / 0 / 006 - Garage	Electrics	Flashguards	Limited Access / Live Service Supply	5 Low		Remove under locally controlled conditions	17
Main Building / 0 / 006 - Garage	Floor	Concrete					
Main Building / 0 / 006 - Garage	Sarking	Bituminous (modern)					
Main Building / 0 / 006 - Garage	Walls	Brick					
Main Building / 0 / 007 - Porch	Ceiling	Plasterboard					
Main Building / 0 / 007 - Porch	Floor Covering	Ceramic Tiles					
Main Building / 0 / 007 - Porch	Partitions	Plasterboard					
Main Building / 0 / 007 - Porch	Walls	--					
Main Building / 0 / 008 - External Store	Ceiling	timber					



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Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
Main Building / 0 / 008 - External Store	Floor	Concrete					
Main Building / 0 / 008 - External Store	Walls	Brick					
Main Building / 1 / 001 - Hall	Ceiling	Plasterboard					
Main Building / 1 / 001 - Hall	Floor	Timber					
Main Building / 1 / 001 - Hall	Floor Covering	Carpet					
Main Building / 1 / 001 - Hall	Soffit above Window	Timber					
Main Building / 1 / 001 - Hall	Walls	Brick					
Main Building / 1 / 002 - Bedroom	Ceiling	Plasterboard					
Main Building / 1 / 002 - Bedroom	Floor	Timber					
Main Building / 1 / 002 - Bedroom	Floor Covering	Carpet					
Main Building / 1 / 002 - Bedroom	Walls	Brick					
Main Building / 1 / 003 - Bathroom	Bath Panel	Glass					
Main Building / 1 / 003 - Bathroom	Ceiling	Plasterboard					
Main Building / 1 / 003 - Bathroom	Floor Covering	Carpet					
Main Building / 1 / 003 - Bathroom	Toilet Cistern	Ceramic					
Main Building / 1 / 003 - Bathroom	Walls	Brick					
Main Building / 1 / 004 - Bedroom	Ceiling	Plasterboard					
Main Building / 1 / 004 - Bedroom	Floor	Timber					
Main Building / 1 / 004 - Bedroom	Floor Covering	Carpet					
Main Building / 1 / 004 - Bedroom	Walls	Brick					
Main Building / 1 / 005 - Bedroom	Ceiling	Plasterboard					
Main Building / 1 / 005 - Bedroom	Floor	Timber					

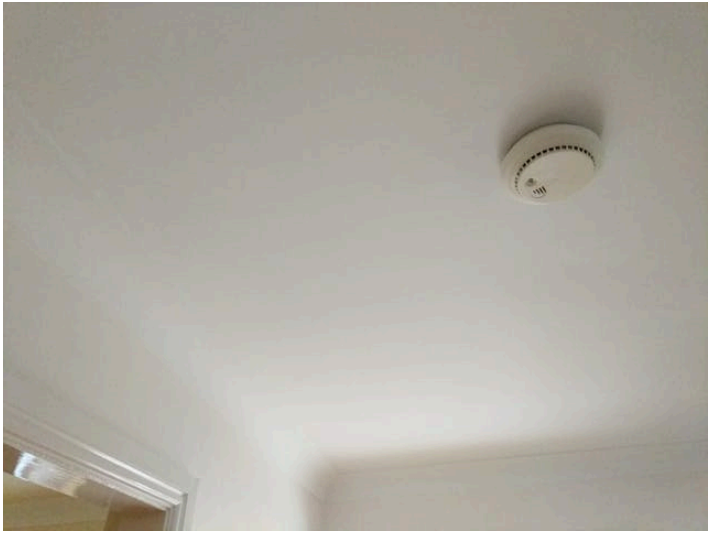

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
Main Building / 1 / 005 - Bedroom	Floor Covering	Carpet					
Main Building / 1 / 005 - Bedroom	Pipework	Metal					
Main Building / 1 / 005 - Bedroom	Sub Floor	Modern Linoleum					
Main Building / 1 / 005 - Bedroom	Tank	Metal					
Main Building / 1 / 005 - Bedroom	Tank Insulation	Foam					
Main Building / 1 / 005 - Bedroom	Walls	Brick					
Main Building / 2 / 001 - Loft	Ceiling	Plasterboard		4 Very Low			18
Main Building / 2 / 001 - Loft	Floor	Plasterboard					
Main Building / 2 / 001 - Loft	Insulation	Man Made Mineral Fibre					
Main Building / 2 / 001 - Loft	Pipe Insulation	Thermal Insulation		0 None			19
Main Building / 2 / 001 - Loft	Sarking	Bituminous (modern)					
Main Building / 2 / 001 - Loft	Tank	Plastic / UPVC					
Main Building / 2 / 001 - Loft	Walls	Brick					
Main Building / External / 001 - External	Damp Proof Course	Bituminous		5 Low		Remove under locally controlled conditions	20
Main Building / External / 001 - External	Wall Panel	Insulating Board		6 Low		Remove under locally controlled conditions	21



Material and Priority Assessments

Building	Main Building	Level	0
Location	001 - Hall	Item	Adhesive to Parquet Flooring
Material	Bituminous Product	Extent	5 sq. m.
			
Strategy / Sample Id	Sample / 002	Fibre Type	NADIS

No Asbestos Detected in Sample

Building	Main Building	Level	0
Location	001 - Hall	Item	Ceiling
Material	Plasterboard	Extent	
			
Strategy / Sample Id	Presume	Presumed Fibre Type	NAD

No Asbestos Detected in Sample

Building	Main Building	Level	0
Location	003 - Lounge / Dining Room	Item	Adhesive to Parquet Flooring
Material	Bituminous	Extent	27 sq. m.
			
Strategy / Sample Id	Cross Reference / 002	Fibre Type	NADIS



No Asbestos Detected in Sample

Building	Main Building	Level	0
Location	003 - Lounge / Dining Room	Item	Packing to Fireplace
Material	Thermal Insulation	Extent	1 m.
			
Strategy / Sample Id	Sample / 003	Fibre Type	Amosite
Recommendation	Remove under fully controlled conditions		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	3	Asbestos Type	2
Material Score / Category	8 / Medium		



No Priority Assessment was carried out for this item

Building	Main Building	Level	0
Location	004 - Conservatory	Item	Walls
Material	Insulating Board	Extent	10 sq. m.
			
Strategy / Sample Id	Sample / 004	Fibre Type	Chrysotile
Recommendation	Remove under fully controlled conditions		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	1
Material Score / Category	6 / Low		

No Priority Assessment was carried out for this item

Building	Main Building	Level	0
Location	005 - WC	Item	Toilet Cistern
Material	Composite	Extent	1 No.
			
Strategy / Sample Id	Sample / 005	Fibre Type	Crocidolite
Recommendation	Remove under locally controlled conditions		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	3
Material Score / Category	12 / High		

No Priority Assessment was carried out for this item

Building	Main Building	Level	0
Location	006 - Garage	Item	Electrics
Material	Flashguards	Extent	1 m.



Access / Notes	Limited Access / Live Service Supply		
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Remove under locally controlled conditions		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	1
Material Score / Category	5 / Low		

No Priority Assessment was carried out for this item

Building	Main Building	Level	2
Location	001 - Loft	Item	Ceiling
Material	Plasterboard	Extent	
Strategy / Sample Id	Sample / 006	Fibre Type	Crocidolite

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	3
Material Score / Category	4 / Very Low		

No Priority Assessment was carried out for this item

Building	Main Building	Level	2
Location	001 - Loft	Item	Pipe Insulation
Material	Thermal Insulation	Extent	8 m.
			
Strategy / Sample Id	Sample / 001	Fibre Type	NADIS

No Asbestos Detected in Sample

Building	Main Building	Level	External
Location	001 - External	Item	Damp Proof Course
Material	Bituminous	Extent	36 m.
			
Strategy / Sample Id	Sample / 006	Fibre Type	Crocidolite
Recommendation	Remove under locally controlled conditions		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	3
Material Score / Category	5 / Low		

No Priority Assessment was carried out for this item

Building	Main Building	Level	External
Location	001 - External	Item	Wall Panel
Material	Insulating Board	Extent	4 sq. m.
			
Strategy / Sample Id	Cross Reference / 004	Fibre Type	Chrysotile
Recommendation	Remove under locally controlled conditions		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	1
Material Score / Category	6 / Low		

No Priority Assessment was carried out for this item

Appendices

Floor Plans

See following pages...



Lab Results, Certificates & Evidence

See following pages...

Date Received:
Project #:
Invoice #:

Asbestos Bulk Sample Information

Postal Address

Courier Address

Standard* ☐Urgent* ☐

Each individual sample should be double bagged using clear, self-seal bags and can be sent by post or Courier.
A small amount of material is required. 5 CM diameter is ample or a tablespoon of friable material.
An electronic report will be e-mailed when results are available.

SAMPLING DETAILS (PLEASE PRINT IN BLOCK LETTERS)

Sampling Date	PO No.	
Samplers Name	Company Name	
Email address (required)	Ph Numbers	
Postal Address		
Sample Source Address (if different from Postal)		
Client Reference	Description e.g. location (kitchen, hallway etc) sample type (flooring, ceiling texture etc)	Lab Sample ID

PAYMENT DETAILS (PLEASE PRINT IN BLOCK LETTERS)

Email for invoicing (if different from above) _____

Credit Card Information (will be destroyed once processed)

Name on Card:	Expiry Date:
Card Number:	

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

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 can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg 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 asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type		

table continued from previous page...

	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Priority Assessment Scores

The priority assessment is determined by carrying out an assessment of the likelihood of the ACM being disturbed through: **Normal Occupant Activity**, **Likelihood of Disturbance**, **Human Exposure Potential** and **Maintenance Activity**. Guidance on Priority Assessments is provided in HSG 227 (A Comprehensive Guide to Managing Asbestos in Premises) and HSG 264 (Asbestos: The Survey Guide).

The surveyor has carried out a priority risk assessment on your behalf. This is based on the activities witnessed by the surveyor on the day of the survey. This information can contribute to the risk assessment, however **it is the duty holder's responsibility under CAR 2012 to complete the Risk Assessments using the Survey report and his / her own detailed knowledge of the activities carried out within the premises.**

Assessment Parameter	Score	Examples of Score
Normal Occupant Activity		
Main Type of Activity in Area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large Rooms or well-ventilated areas
	2	Rooms up to 100 sq metres in area
	3	Restricted or confined areas
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts or single items (eg strings, gaskets)
	1	Less than 10 sq metres area, or 10 metre pipe run
	2	10 to 50 sq metres area or 10 to 50 metres pipe run
	3	More than 50 sq metres, or 50 metres pipe run
Average Score		Average of scores for Location , Accessibility and Extent / Amount <i>Maximum score of 3</i>
Human Exposure Potential		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	More than 10

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Assessment Parameter	Score	Examples of Score
Frequency of Use of Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area is in Use	0	Less than 1 hour
	1	1 to less than 3 hours
	2	3 to less than 6 hours
	3	More than 6 hours
Average Score		Average of scores for Number of Occupants , Frequency of Use of Area , and Average Time Area is in Use <i>Maximum score of 3</i>
Maintenance Activity		
Type of Maintenance Activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of Maintenance Activity	0	Unlikely - almost never
	1	Less than once a year
	2	Less than once a month
	3	More often than once a month
Average Score		Average of scores for Type of Maintenance Activity and Frequency of Maintenance Activity <i>Maximum score of 3</i>
Total Score		

Risk Assessment Scores

The material score is added to priority assessment score to give a total risk assessment score between 2 and 24. This score can be used to determine the items that require the most immediate attention.

Material Assessment Score + Priority Assessment Score = **Risk Assessment Score**

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Lowest Risk											Highest Risk											

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.