



0368

Prospect House, The Hyde Business Park, Bevendean, Brighton, BN2 4JE
(01273) 621 100, (01273) 621 800

www.tersusgroup.co.uk, info@tersusgroup.co.uk

ASBESTOS RE-INSPECTION REPORT



Client	SECAMB
Site	Halisham London Road Halisham East Sussex, BN27 3BU
Date started	4 Nov 2016 to 7 Nov 2016
Date completed	7 Nov 2016
Date report issued	28 Nov 2016
Survey reference	J203478
Lead surveyor	Chriss Conner
Assistant surveyor	N/A
UPRN	N/A

Surveyor
Signature

Authorised
Signature

IB.IR.PA
3.0

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1.0 INTRODUCTION

We, Tersus
Prospect House, The Hyde Business Park, Bevendean, Brighton
BN2 4JE

Received instructions from Tim Fletcher of:

SECAMB
The Horseshoe
Bolters Lane

To undertake a reinspection of known asbestos containing materials at:

Halisham London Road Halisham East Sussex
BN27 3BU

EXECUTIVE SUMMARY

The extent of the survey was to re-inspection all known or presumed asbestos containing materials and where required to access previously inaccessible locations. The scope of this inspection has been defined as follows:

Re-inspection

The purpose of this report is to enable compliance with CAR2012; The duty to manage asbestos in non-domestic premises. The aim of this re-inspection is to re-assess the condition of known or presumed asbestos containing materials.

Information on the results of these inspections is detailed in this report, appendices and on annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyors opinions, findings and limitations. Plans of the premises have been drafted and annotated accordingly in the Appendix.





A summary of all identified or presumed asbestos can be found in the asbestos register later in this executive summary. Non accessible areas are noted on the no access register, any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.





Survey / Building comments




Reinspection 2016

EXECUTIVE SUMMARY - ASBESTOS REGISTER

Below is a summary of all asbestos or presumed asbestos materials found during this reinspection.
These asbestos materials have been listed by risk.

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #8	FR6/13-R2/006 {LD004224}*	Hailsham Ambulance Station	Ground Floor	Garage	Walls	insulating board	Amosite	6	6	12	Risk code C	
Comments								Low Material Risk				
Risk cod C where damaged or paint peeled.						11/2017	20m²	Encapsulate				
Material Status Change: No Change						Reinspection Comments: Area of damage identified above roller door. Material assessment has been updated. Priority assessment has been updated.						
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #4	FR6/13-R2/005 {LD004223}*	Hailsham Ambulance Station	Ground Floor	Boiler	Upstand over the door	insulating board	Amosite	5	6	11	Risk code D	
Comments								Low Material Risk				
No staff on site						11/2017	2m²	Monitor and manage				
Material Status Change: Unable to Access						Reinspection Comments:						
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #6		Hailsham Ambulance Station	Ground Floor	Boiler	Penetration panels	insulating board	Strongly Presumed Amosite	5	2	7	Risk code D	
Comments								Low Material Risk				
No staff on site						11/2017	2no.	Monitor and manage				
Material Status Change: Unable to Access						Reinspection Comments:						
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #7		Hailsham Ambulance Station	Ground Floor	Boiler	Ceiling	insulating board	Strongly Presumed Amosite	5	7	12	Risk code D	
Comments								Low Material Risk				
No staff on site						11/2017	2m²	Monitor and manage				
Material Status Change: Unable to Access						Reinspection Comments:						

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #9		Hailsham Ambulance Station	External	External	Roof cowl (from boiler flue)	Cement	Strongly Presumed Chrysotile	3	1	4	Risk code E	
Comments								Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
								11/2017	1no.	Monitor and manage		
Material Status Change: No Change								Reinspection Comments: Priority assessment has been updated.				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #10		Hailsham Ambulance Station	External	External	Roofs	Cement slates	Strongly Presumed Chrysotile	3	1	4	Risk code E	
Comments								Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
								11/2017	250m²	Monitor and manage		
Material Status Change: No Change								Reinspection Comments: Description has been updated.				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #11	As Sample FR6/13-R2/001 {LD004221}*	Hailsham Ambulance Station	External	External	Flue	Cement	Chrysotile*	4	1	5	Risk code E	
Comments								Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
								11/2017	3lm	Monitor and manage		
Material Status Change: No Change								Reinspection Comments: Material assessment has been updated.				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #3	FR6/13-R2/004 {LD004222}*	Hailsham Ambulance Station	Ground Floor	Boiler	Flue	Cement	Chrysotile	3	3	6	Risk code E	
Comments								Next reinspection	Extent	Recommended action	Action Timescale	Date action completed
No staff on site.								11/2017	3m	Monitor and manage		
Material Status Change: Unable to Access								Reinspection Comments:				

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #2	FR6/13-R2/001 {LD004221}*	Hailsham Ambulance Station	Ground Floor	Female WC	Flue	Cement	Chrysotile	3	3	6	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						11/2017	1no.	Monitor and manage				
Material Status Change: No Change						Reinspection Comments: Priority assessment has been updated.						
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #5	EQ001484	Hailsham Ambulance Station	Ground Floor	Female WC	Incinerator internally	Cement boards	Chrysotile	3	3	6	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						11/2017	3no.	Monitor and manage				
Material Status Change: Additional Entry						Reinspection Comments: Description has been updated. Recommended action has been updated. Management action has been updated.						
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J203478 #13	As Sample FR6/13-R2/004 {LD004222}*	Hailsham Ambulance Station	Ground Floor	Garage	Flue	Cement	Chrysotile*	3	3	6	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						11/2017	1no.	Monitor and manage				
Material Status Change: No Change						Reinspection Comments: Priority assessment has been updated.						

NON-ACCESSIBLE AREAS REGISTER

All non accessed or limited access areas have been listed. These areas or items must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Item Reference	Building	Floor level	Room	Position	Item	Access level
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All areas within the scope and limitations of this survey were accessed.


DATA ANALYSIS SHEETS




Item Reference	J203478 #1	
Sample reference number		
Client name	SECAMB	
Site address	Halisham London Road Halisham East Sussex, BN27 3BU	
Date surveyed	04/11/16 TO 07/11/16	
Date analysed		
Building	Hailsham Ambulance Station	
Floor level	External	
Room	External	
Position	Soffit to Tyre Store	
Item description	insulating board	
Condition / damage		
Surface treatment		
Product type		
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	Removed
Material Status Change: Removed	Reinspection Comments: Removed	





Item Reference	J203478 #2		
Sample reference number	FR6/13-R2/001 {LD004221}*		
Client name	SECAMB		
Site address	Halisham London Road Halisham East Sussex, BN27 3BU		
Date surveyed	04/11/16 TO 07/11/16		
Date analysed			
Building	Hailsham Ambulance Station		
Floor level	Ground Floor		
Room	Female WC		
Position	Flue		
Item description	Cement		
Condition / damage	(0) Good Condition		
Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket		
Product type	Asbestos Cement		
Asbestos Type	Chrysotile		
Extent	1no.		
Recommended Action	Monitor and manage		
Comments:	Disturbance location	Rooms up to 100m ²	
	Occupant activity	Rare disturbance - (e.g. little used store room)	
	Time in area	<1 hour - toilets	
	Frequency of use	Daily	
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	3
Overall assessment score	6	Risk code	Risk code E
Material Status Change: No Change	Reinspection Comments: Priority assessment has been updated.		


	Item Reference	J203478 #3	
	Sample reference number	FR6/13-R2/004 {LD004222}*	
	Client name	SECAMB	
	Site address	Halisham London Road Halisham East Sussex, BN27 3BU	
	Date surveyed	04/11/16 TO 07/11/16	
	Date analysed		
	Building	Hailsham Ambulance Station	
	Floor level	Ground Floor	
	Room	Boiler	
	Position	Flue	
	Item description	Cement	
	Condition / damage	(0) Good Condition	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Cement		
Asbestos Type	Chrysotile		
Extent	3m		
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:	No staff on site.	Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	None	Material assessment score	3
Overall assessment score	6	Risk code	Risk code E
Material Status Change: Unable to Access		Reinspection Comments:	


	Item Reference	J203478 #4	
	Sample reference number	FR6/13-R2/005 {LD004223}*	
	Client name	SECAMB	
	Site address	Halisham London Road Halisham East Sussex, BN27 3BU	
	Date surveyed	04/11/16 TO 07/11/16	
	Date analysed		
	Building	Hailsham Ambulance Station	
	Floor level	Ground Floor	
	Room	Boiler	
	Position	Upstand over the door	
	Item description	insulating board	
	Condition / damage	(0) Good Condition	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Insulating Board		
Asbestos Type	Amosite		
Extent	2m ²		
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:	No staff on site	Occupant activity	Periodic disturbance - (e.g. industrial activity)
		Time in area	3 to 6 hours
		Frequency of use	Infrequent
Maintenance activity	Low disturbance - e.g. changing light bulbs in asbestos insulating board ceiling	Accessibility	Low
Maintenance frequency	<1 per year	Priority assessment score	6
Number of occupants	1 to 3	Material assessment score	5
Overall assessment score	11	Risk code	Risk code D
Material Status Change: Unable to Access		Reinspection Comments:	


		Item Reference	J203478 #5
		Sample reference number	EQ001484
		Client name	SECAMB
		Site address	Halisham London Road Halisham East Sussex, BN27 3BU
		Date surveyed	04/11/16 TO 07/11/16
		Date analysed	November 23 2016
		Building	Hailsham Ambulance Station
		Floor level	Ground Floor
		Room	Female WC
		Position	Incinerator internally
		Item description	Cement boards
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
	Product type	Asbestos Cement	
	Asbestos Type	Chrysotile	
	Extent	3no.	
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	3
Overall assessment score	6	Risk code	Risk code E
Material Status Change: Additional Entry		Reinspection Comments:	Description has been updated. Recommended action has been updated. Management action has been updated.


		Item Reference	J203478 #6
		Sample reference number	
		Client name	SECAMB
		Site address	Halisham London Road Halisham East Sussex, BN27 3BU
		Date surveyed	04/11/16 TO 07/11/16
		Date analysed	
		Building	Hailsham Ambulance Station
		Floor level	Ground Floor
		Room	Boiler
		Position	Penetration panels
		Item description	insulating board
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
	Product type	Asbestos Insulating Board	
	Asbestos Type	Strongly Presumed Amosite	
	Extent	2no.	
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:	No staff on site	Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	2
Number of occupants	None	Material assessment score	5
Overall assessment score	7	Risk code	Risk code D
Material Status Change: Unable to Access		Reinspection Comments:	


		Item Reference	J203478 #7
		Sample reference number	
		Client name	SECAMB
		Site address	Halisham London Road Halisham East Sussex, BN27 3BU
		Date surveyed	04/11/16 TO 07/11/16
		Date analysed	
		Building	Hailsham Ambulance Station
		Floor level	Ground Floor
		Room	Boiler
		Position	Ceiling
		Item description	insulating board
		Condition / damage	(0) Good Condition
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board		
Asbestos Type	Strongly Presumed Amosite		
Extent	2m ²		
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:		Occupant activity	Periodic disturbance - (e.g. industrial activity)
		Time in area	3 to 6 hours
		Frequency of use	Infrequent
Maintenance activity	Low disturbance - e.g. changing light bulbs in asbestos insulating board ceiling	Accessibility	Low
Maintenance frequency	>1 per year	Priority assessment score	7
Number of occupants	None	Material assessment score	5
Overall assessment score	12	Risk code	Risk code D
Material Status Change: Unable to Access		Reinspection Comments:	


		Item Reference	J203478 #8
		Sample reference number	FR6/13-R2/006 (LD004224)*
		Client name	SECAMB
		Site address	Halisham London Road Halisham East Sussex, BN27 3BU
		Date surveyed	04/11/16 TO 07/11/16
		Date analysed	
		Building	Hailsham Ambulance Station
		Floor level	Ground Floor
		Room	Garage
		Position	Walls
		Item description	insulating board
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
Product type	Asbestos Insulating Board		
Asbestos Type	Amosite		
Extent	20m ²		
Recommended Action	Encapsulate	Disturbance location	Rooms over 100m ² or well-venti
Comments: Risk cod C where damaged or paint peeled.		Occupant activity	Periodic disturbance - (e.g. industrial activity)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	6
Number of occupants	4 to 10	Material assessment score	6
Overall assessment score	12	Risk code	Risk code C
Material Status Change: No Change		Reinspection Comments: Area of damage identified above roller door. Material assessment has been updated. Priority assessment has been updated.	

	Item Reference	J203478 #9	
	Sample reference number		
	Client name	SECAMB	
	Site address	Halisham London Road Halisham East Sussex, BN27 3BU	
	Date surveyed	04/11/16 TO 07/11/16	
	Date analysed		
	Building	Hailsham Ambulance Station	
	Floor level	External	
	Room	External	
	Position	Roof cowl (from boiler flue)	
	Item description	Cement	
	Condition / damage	(0) Good Condition	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
	Asbestos Type	Strongly Presumed Chrysotile	
Extent	1no.		
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	1
Number of occupants	None	Material assessment score	3
Overall assessment score	4	Risk code	Risk code E
Material Status Change: No Change		Reinspection Comments: Priority assessment has been updated.	

	Item Reference	J203478 #10	
	Sample reference number		
	Client name	SECAMB	
	Site address	Halisham London Road Halisham East Sussex, BN27 3BU	
	Date surveyed	04/11/16 TO 07/11/16	
	Date analysed		
	Building	Hailsham Ambulance Station	
	Floor level	External	
	Room	External	
	Position	Roofs	
	Item description	Cement slates	
	Condition / damage	(0) Good Condition	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
	Asbestos Type	Strongly Presumed Chrysotile	
Extent	250m ²		
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	1
Number of occupants	None	Material assessment score	3
Overall assessment score	4	Risk code	Risk code E
Material Status Change: No Change		Reinspection Comments: Description has been updated.	

		Item Reference	J203478 #11
		Sample reference number	As Sample FR6/13-R2/001 {LD004221}*
		Client name	SECAMB
		Site address	Halisham London Road Halisham East Sussex, BN27 3BU
		Date surveyed	04/11/16 TO 07/11/16
		Date analysed	
		Building	Hailsham Ambulance Station
		Floor level	External
		Room	External
		Position	Flue
		Item description	Cement
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Cement
		Asbestos Type	Chrysotile*
	Extent	3lm	
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	1
Number of occupants	None	Material assessment score	4
Overall assessment score	5	Risk code	Risk code E
Material Status Change: No Change		Reinspection Comments:	Material assessment has been updated.

		Item Reference	J203478 #12
		Sample reference number	LD004232*
		Client name	SECAMB
		Site address	Halisham London Road Halisham East Sussex, BN27 3BU
		Date surveyed	04/11/16 TO 07/11/16
		Date analysed	June 20 2014
		Building	Hailsham Ambulance Station
		Floor level	Ground Floor
		Room	Female WC
		Position	Cistern
		Item description	Reinforced resin composite
		Condition / damage	
		Surface treatment	
		Product type	
		Asbestos Type	No Asbestos Detected
	Extent		
Recommended Action		Disturbance location	
Comments:		Occupant activity	
		Time in area	
		Frequency of use	
Maintenance activity		Accessibility	
Maintenance frequency		Priority assessment score	
Number of occupants		Material assessment score	
Overall assessment score		Risk code	
Material Status Change: No Change		Reinspection Comments:	

	Item Reference	J203478 #13	
	Sample reference number	As Sample FR6/13-R2/004 {LD004222}*	
	Client name	SECAMB	
	Site address	Halisham London Road Halisham East Sussex, BN27 3BU	
	Date surveyed	04/11/16 TO 07/11/16	
	Date analysed		
	Building	Halisham Ambulance Station	
	Floor level	Ground Floor	
	Room	Garage	
	Position	Flue	
	Item description	Cement	
	Condition / damage	(0) Good Condition	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
	Asbestos Type	Chrysotile*	
Extent	1no.		
Recommended Action	Monitor and manage	Disturbance location	Rooms over 100m ² or well-venti
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	4 to 10	Material assessment score	3
Overall assessment score	6	Risk code	Risk code E
Material Status Change: No Change		Reinspection Comments:	Priority assessment has been updated.

APPENDIX 1

SURVEY TYPE AND METHOD

Details and scope of survey type undertaken
Details of scoring algorithms and derivation of risk

SURVEY TYPE AND METHOD

Only proven and presumed Asbestos Containing Materials have been assessed during this reinspection process. No additional survey inspections were undertaken unless obvious asbestos containing materials were evident in those areas which were reinspected.

If original primary inspection data was undertaken by a third party, Tersus cannot be held responsible for the validity of any testing or inspection data. All third party data supplied to Tersus for re-inspection was taken at face value and cannot be validated without a full sampling survey being conducted at the premises. Details of any third party information supplied is detailed within this report.

Reinspection assessments are undertaken using in house procedure, HSG 264 & HSG 227. By default, material assessment and priority assessments have been scored. Each proven/presumed asbestos containing material was inspected individually, All material and priority assessments have been reassessed at the point of inspection. Priority assessment scores may be changed in light of additional information supplied by the client after the survey, asbestos containing materials may remain unidentified in the property or area covered by the scope of the survey.

Tersus may have resampled materials to aid in the reinspection process. Samples are collected with due diligence and in line with our survey and sampling in house procedures, we hold accreditation to UKAS to ISO 17020:2012 and ISO 17025:2005. Unless requested otherwise a label bearing the sample reference number is then adhered to the area sampled.

Strongly presumed materials are those that appear to contain asbestos but analysis has not been undertaken. Presumed materials are those where there is insufficient evidence to suggest it does not contain asbestos. Where the report states 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' and with regard to their experience of similar materials. Where items have sample numbers reported "As sample NW00067" these results are strongly presumed to have the same asbestos content as identical homogenous materials that have been sampled and are related to the result of the sample to which they refer.

All inspections and any sampling were carried out in accordance with our UKAS accredited Quality system and guidance publication HSG 264 Asbestos: The Survey Guide.

MATERIAL ASSESSMENT ALGORITHM SCORES (MAS) - HSG264

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACM with scores of 10 or more are regarded as a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

MATERIAL ALGORITHM ASSESSMENT SCORE (MAS)		
Sample Variable	Score	EXAMPLE
Product type	1	Asbestos reinforced composites(plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, 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; scratches or surface marks; broken edges to boards, tiles etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Priority Algorithm Assessment Score (PAS)			
Assessment Factor	Examples of Score Variables	Score	Overall Score
1. Normal occupant activity			
1A. Main type of activity in the area	Rare disturbance (e.g. little used store room)	0	
	Low disturbance (e.g. office type activity)	1	
	Periodic disturbance (e.g. industrial use/vehicular contact)	2	
	High disturbance (e.g. fire door with ACM in constant use)	3	= Average
2. Likelihood of disturbance			
2A. Location	Outdoors	0	
	Large rooms or well ventilated	1	
	Rooms up to 100 m ²	2	
	Confined spaces	3	
2B. Accessibility	Usually inaccessible, unlikely to be disturbed	0	
	Occasionally likely to be disturbed	1	
	Easily disturbed	2	
	Routinely disturbed	3	
2C. Extent/amount	Small amounts or items (strings, gaskets etc)	0	
	< 10 m ² or 10 linear m/pipe run	1	
	> 10 m ² or 10 linear m/pipe run	2	
	> 50 m ² or > 50 linear m/pipe run	3	= average
3. Human exposure potential			
3A. Number of occupants	None	0	
	1 to 3	1	
	4 to 10	2	
	> 10	3	
3B. Frequency of use of area	Infrequent	0	
	Monthly	1	
	Weekly	2	
	Daily	3	
3C. Average time area is in daily use	1 hour	0	
	> 1 to < 3 hours	1	
	> 3 to < 6 hours	2	
	> 6 hours	3	= Average
4. Maintenance activity			
4A. Type of maintenance activity	Minor disturbance (possibility gaining access)	0	
	Low disturbance (changing fittings in AIB)	1	
	Medium disturbance (lifting 1/2 AIB tiles)	2	
	High disturbance (removal of AIB for fittings access)	3	
4B. Frequency of maintenance activity	ACM unlikely to be disturbed	0	
	< 1 Per year	1	
	> 1 Per year	2	
	> 1 Per month	3	= Average
Total priority assessment score		Sum of averages	

PRIORITY ASSESSMENT ALGORITHM SCORES (PAS) - HSG227

Priority Assessment scores (PAS) are outside the scope of our UKAS accreditation. Number scores are allocated to ACM depending on position, use, occupation and maintenance of the area in which the ACM is located.

Priority Assessment scores are allocated during the survey process based on available evidence on site (i.e. a desk with 2 chairs would indicate an occupation of 2 persons etc.) or from information supplied by the client. Priority assessment scores should be verified by the client and if conditions unknown to Tersus are prevalent it is the responsibility of the client to make this information known to Tersus, otherwise Tersus cannot accept any liability for information beyond our knowledge.

TOTAL ASSESSMENT SCORES (MAS + PAS)

The Total assessment score is derived from the combination of Material assessment + priority assessment. These scores range from 2-24.

ACM with scores of 20 or more are regarded as a high potential to release fibres if disturbed, 15- 19 medium potential, 9-14 low potential and 8 or less very low potential. These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides management recommendations and in our opinion advice on how the ACMs should be treated

RISK CODE TABLE

RISK CODE	MANAGEMENT RECOMMENDATIONS
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012.
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR 2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High Risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR 2012.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012. Reg 3(2).
F	Inaccessable room or item, maintain presumption of asbestos until accessed.

Tersus always recommends the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations (CAR2012) Should you require any further assistance please do not hesitate to contact Tersus.

APPENDIX 2

BULK ANALYSIS CERTIFICATE



SECAMB

The Horseshoe
Bolters Lane
SM7 2AS



Prospect House, The Hyde Business Park, Bevendean, Brighton, BN2 4JE

www.tersusgroup.co.uk, info@tersusgroup.co.uk

For the attention of Tim Fletcher

REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number	J203478
Number of samples	1
Date sampled / received	14/11/2016
Date analysed	23/11/2016
Analyst	Shah Uddin
Sampled By	Chriss Conner
Site address	Halisham London Road Halisham East Sussex, BN27 3BU
Client order number	165058195

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy and McCrone Dispersion Staining by the method given in HSG248, Appendix 2. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided by and sampling undertaken by the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation.

Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Conclusion
EQ001484	Hailsham Ambulance Station	Ground Floor	Female WC	Incinerator internally	Cement boards	Asbestos Cement	Chrysotile

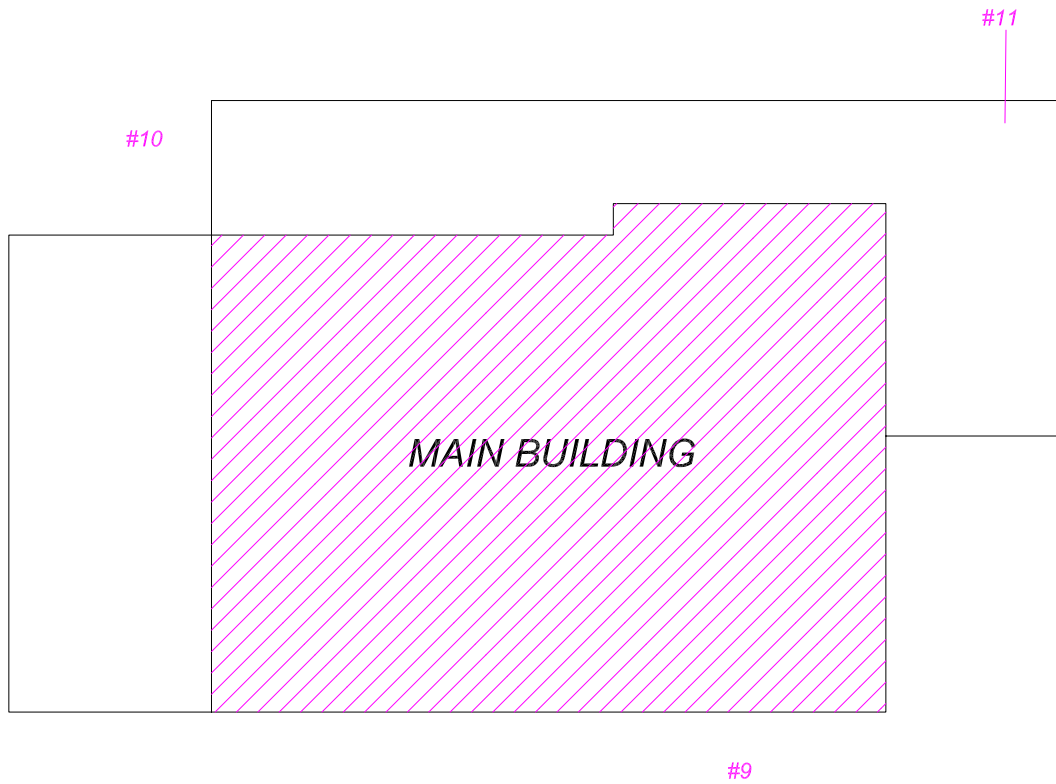
Authorised signatures

Shah Uddin

Appendix 3

ANNOTATED PLANS


EXTERNAL



TYRE STORE

#1

 Asbestos Materials

 No Access



Tersus
Prospect House
The Hyde Business Park
Bevendean
Brighton
BN2 4JE
Tel: 01273 621100
Fax: 01273 621800

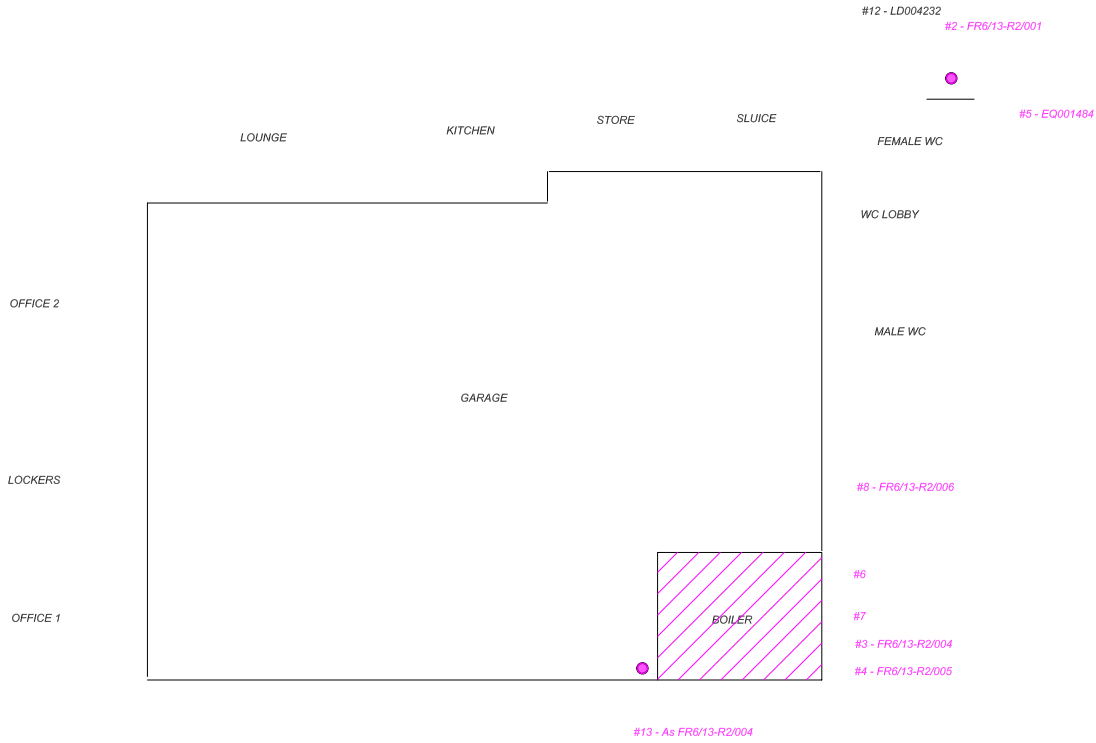
Date 04/11/2016 Scale NOT TO SCALE

Address
HAILSHAM
LONDON ROAD
HAILSHAM
EAST SUSSEX, BN27 3BU

Job Details

Job No: J203478

GROUND FLOOR



Asbestos Materials



No Access



Tersus
 Prospect House
 The Hyde Business Park
 Bevendean Brighton BN2 4JE
 Tel: 01273 621100
 Fax: 01273 621800

Date: 04/11/2016
 Scale: NOT TO SCALE

tersus HAILSHAM
 LONDON ROAD
 HAILSHAM
 EAST SUSSEX, BN27 3BU

Job Details

Job No: J203478