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## **Refurbishment Survey (with MA only)**

At

**33 THE CRESCENT  
BRIMINGTON,  
S43 1AZ**

On Behalf Of:

***Chesterfield Borough Council***



0359

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BRITISH SAFETY COUNCIL



2730

## REPORT AUTHORITIES


This asbestos survey and subsequent report at 33 THE CRESCENT, BRIMINGTON, S43 1AZ has been completed by John Dyche following a site visit (s) on 28 September 2016 - 28 September 2016 on behalf of Chesterfield Borough Council, Housing Services, Chesterfield Borough Council, Venture House, Venture Way, Dunston Technology Park, Chesterfield, Derbyshire, S41 8NR.

This report has been technically reviewed by Taylor Langham on 5 Oct 2016

Approval to issue the report has been granted by the Quality Team, technical review of the report has been completed by authorised persons named below.

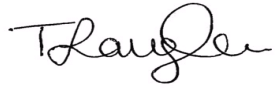
Below are the signatures of the report authorities:

### Surveyor 1 Signature:



John Dyche

### Report Technically Reviewed By:



Taylor Langham

### Surveyor 2 Signature:



### Report issued under the authority of the Quality / Technical Manager:



Paul Darby

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## EXECUTIVE SUMMARY

### Scope of Works:

Full Refurbishment survey to property -roofing (please sample felt)

A Refurbishment Survey was undertaken at 33 THE CRESCENT, BRIMINGTON on 28 September 2016 - 28 September 2016 on behalf of Chesterfield Borough Council to determine the asbestos materials that may exist within the scope of a Refurbishment Survey

Internal Notes: see room notes

External Notes: Gutters and drain pipes are plastic soffits are cement

Areas and rooms included in this survey were:

Building Number / Name:	Floor / Level:	Areas Name:	Area Number:
B1 / 2 Bedroom House	External	Whole Property	E01
B1 / 2 Bedroom House	Ground	Hall	G01
B1 / 2 Bedroom House	Ground	Kitchen	G02
B1 / 2 Bedroom House	Ground	Living Room	G03
B1 / 2 Bedroom House	First	Hall	101
B1 / 2 Bedroom House	First	Bathroom	102
B1 / 2 Bedroom House	First	Cupboard	103
B1 / 2 Bedroom House	First	Bed 1	104
B1 / 2 Bedroom House	First	Bed 2	105
B1 / 2 Bedroom House	First	Cupboard	106

Job Number: J124650

Survey Date: 28 September 2016 - 28 September 2016

Site Address: 33 THE CRESCENT



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Building Number / Name:	Floor / Level:	Areas Name:	Area Number:
B1 / 2 Bedroom House	Roof	Loft	R01

## ASBESTOS REGISTER

INSPECTION NO (MA - PA)	BUILDING (MA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	TOTAL PA SCORE (PA)	TOTAL SCORE (MA - PA)	ACTION (MA - PA)
1	B1 / 2 Bedroom House	Ground / Hall G01	CX000759	1 Hall - Floor Rooms up to 100m <sup>2</sup>	2m <sup>2</sup>	Floor Tiles (thermoplastic) (1)	Low Damage (1)	Completely Sealed (0)	Chrysotile (1)	Very Low (3)	0	3	Remove ACM if within the scope of works for refurbishment
2	B1 / 2 Bedroom House	Ground / Kitchen G02	AS CX000759	2 Kitchen - Floor Rooms up to 100m <sup>2</sup>	8m <sup>2</sup>	Floor Tiles (thermoplastic) (1)	Low Damage (1)	Completely Sealed (0)	Chrysotile (1)	Very Low (3)	0	3	Remove ACM if within the scope of works for refurbishment
3	B1 / 2 Bedroom House	Ground / Living Room G03	CX000760	3 Living Room - Floor Rooms up to 100m <sup>2</sup>	15m <sup>2</sup>	Reinforced Composite + Well Bound Material (1)	Low Damage (1)	Completely Sealed (0)	Chrysotile (1)	Very Low (3)	0	3	Remove ACM if within the scope of works for refurbishment
11	B1 / 2 Bedroom House	External / Whole Property E01	CX000762	1 Roof External - External General Outdoors	16lm	Asbestos Cement (1)	Low Damage (1)	Surface Sealed (1)	Chrysotile (1) Crocidolite (3)	Low (6)	0	6	Remove ACM if within the scope of works for refurbishment

Job Number: J124650

Survey Date: 28 September 2016 - 28 September 2016

Site Address: 33 THE CRESCENT



## NON-ASBESTOS REGISTER

INSPECTION NO (MA - PA)	BUILDING (MA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	TOTAL PA SCORE (PA)	TOTAL SCORE (MA - PA)	ACTION (MA - PA)
4	B1 / 2 Bedroom House	First / Hall 101	Visual	Hall - Whole Area		-		-	-	0	0	0	No further action required
5	B1 / 2 Bedroom House	First / Bathroom 102	Visual	Bathroom - Whole Area		-		-	-	0	0	0	No further action required
6	B1 / 2 Bedroom House	First / Cupboard 103	Visual	Cupboard - Whole Area		-		-	-	0	0	0	No further action required
7	B1 / 2 Bedroom House	First / Bed 1 104	Visual	Bed 1 - Whole Area		-		-	-	0	0	0	No further action required
8	B1 / 2 Bedroom House	First / Cupboard 106	Visual	Cupboard - Whole Area		-		-	-	0	0	0	No further action required
9	B1 / 2 Bedroom House	First / Bed 2 105	Visual	Bed 2 - Whole Area		-		-	-	0	0	0	No further action required
10	B1 / 2 Bedroom House	Roof / Loft R01	CX000761	Loft - Ceiling Rooms up to 100m <sup>2</sup>	60m <sup>2</sup>	Well Bound Material	0	Completely Sealed (0)	No Asbestos Detected	0	0	0	Not applicable

Job Number: J124650  
Survey Date: 28 September 2016 - 28 September 2016  
Site Address: 33 THE CRESCENT

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## No Access Register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
N/A						



Job Number: J124650  
Survey Date: 28 September 2016 - 28 September 2016  
Site Address: 33 THE CRESCENT

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## Limited Access register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
N/A						

**Asbestos materials were identified in the following locations:**

Inspection Number / Location:	Asbestos Type / Product:	Extent:	Recommendation:
CX000762 - 11 / External / Whole Property E01	Chrysotile Crocidolite Roof External - External General soffits to front and rear are cement	16 lm	Remove ACM if within the scope of works for refurbishment
AS CX000759 - 2 / Ground / Kitchen G02	Chrysotile Kitchen - Floor floor tiles under new floor tiles	8 m <sup>2</sup>	Remove ACM if within the scope of works for refurbishment
CX000760 - 3 / Ground / Living Room G03	Chrysotile Living Room - Floor floor tiles under carpet	15 m <sup>2</sup>	Remove ACM if within the scope of works for refurbishment
CX000759 - 1 / Ground / Hall G01	Chrysotile Hall - Floor floor tiles under new floor tiles	2 m <sup>2</sup>	Remove ACM if within the scope of works for refurbishment

## SURVEY OBJECTIVES & TECHNIQUE

### Objectives

- 1) To undertake a Refurbishment Survey (with MA only) survey of the site detailed following the guidelines as detailed in HSG264 Asbestos – The survey guide and our UKAS accredited procedures. The purpose and procedures of this survey was to inspect all accessible areas within the scope of the survey and to take representative samples of any suspect materials identified. Where appropriate the survey included the inspection of any voids these would only be inspected on refurbishment or demolition surveys unless screw fixing or hatches are available.
- 2) To undertake a risk assessment of all suspect materials identified to enable the Client to formulate an Action Plan as in conformance with the Health & Safety Executive's guidance document HSG227.
- 3) To produce a report, in a database format, detailing all identified and presumed asbestos containing materials, which includes a Site Plan showing their location and data sheets detailing their risk assessments and showing a photograph of the material in-situ.

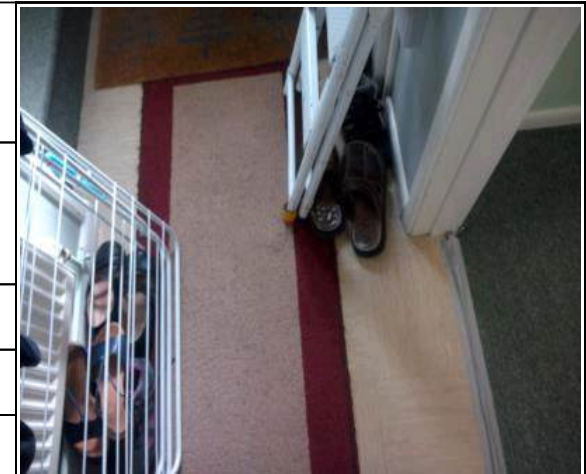
### Survey Technique

- 1) Each room/area within the scope of this survey was surveyed according to the survey type requested to assess whether or not suspect materials that could potentially contain asbestos fibres are present.
- 2) Representative samples of suspect materials identified were taken and returned to our Laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248 and our UKAS accredited procedures.
- 3) Where for safety reasons (i.e. height restrictions, etc) or other physical restrictions a suspect material could not be physically sampled the material was presumed to contain asbestos and noted as such at the time of the survey. All presumed asbestos materials should be treated as containing asbestos as part of the Asbestos Management Plan until subsequent sampling and analysis deem otherwise.
- 4) Where access could not be gained into a room/area at the time of the survey this is recorded as 'No Access'. Areas identified as being No Access should be treated as containing asbestos materials as part of the Asbestos Management Plan until subsequent inspection deems otherwise.
- 5) Where access could not be fully gained into an area due to safety reasons (e.g. non boarded loft spaces) or due to physical restrictions at the time of the survey this is recorded as 'Limited Access'. Armstrong York cannot guarantee that all asbestos containing materials have been identified within in areas identified as being Limited Access. These areas should be treated as "No Access" areas for the purposes of the Management Plan although some identified asbestos materials may be recorded for these areas where access to the material could be achieved
- 6) Access into electrical plant or mechanical services would not be gained unless the services are isolated and safe. Only in a refurbishment or demolition survey would this be requested by the client.
- 7) Where a material type previously sampled in one location is visually identified as being present to other locations it was strongly presumed that these installations are of the same composition as the one sampled which was recorded as being "AS" Sample

## MATERIAL ASSESSMENT SHEET


Inspection Number:	1	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	Ground / Hall G01	Accessibility:	N/A
Sample Number:	CX000759	Extent / Amount:	N/A
Description:	Hall - Floor	Normal Occupant Activity:	N/A
Position:	floor tiles under new floor tiles	Secondary Occupant Activity:	N/A
Extent:	2m <sup>2</sup>	Number of Occupants:	N/A
Product Type:	Reinforced Composite	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Composite materials containing asbestos	Maintenance Type:	N/A
Asbestos Type:	Chrysotile	Frequency of Maintenance Activity:	N/A
Material Score:	3	Priority Score:	0

Room Comments:	plasterboard ceiling new vinyl floor tiles to brown floor tiles to concrete brick and plaster walls
Sample Comments:	N/A
Total Assessment Score:	3
Risk Assessment Category:	Very Low
Recommendation:	Remove ACM if within the scope of works for refurbishment



## MATERIAL ASSESSMENT SHEET

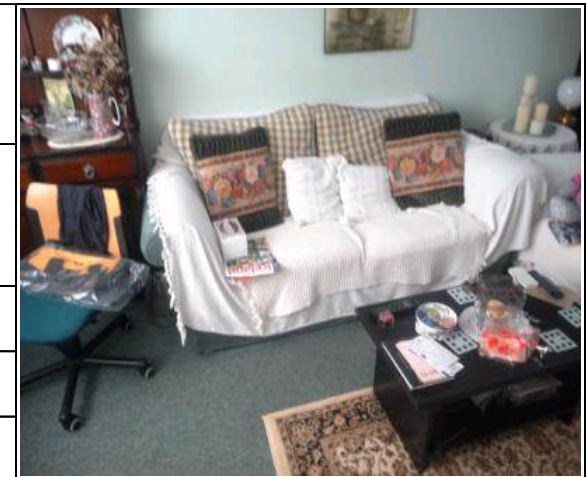
Inspection Number:	2	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	Ground / Kitchen G02	Accessibility:	N/A
Sample Number:	AS CX000759	Extent / Amount:	N/A
Description:	Kitchen - Floor	Normal Occupant Activity:	N/A
Position:	floor tiles under new floor tiles	Secondary Occupant Activity:	N/A
Extent:	8m <sup>2</sup>	Number of Occupants:	N/A
Product Type:	Reinforced Composite	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Composite materials containing asbestos	Maintenance Type:	N/A
Asbestos Type:	Chrysotile	Frequency of Maintenance Activity:	N/A
Material Score:	3	Priority Score:	0

Room Comments:	plasterboard ceiling new vinyl floor tiles to brown floor tiles to concrete brick and plaster walls	
Sample Comments:	N/A	
Total Assessment Score:	3	
Risk Assessment Category:	Very Low	
Recommendation:	Remove ACM if within the scope of works for refurbishment	

## MATERIAL ASSESSMENT SHEET

Inspection Number:	3	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	Ground / Living Room G03	Accessibility:	N/A
Sample Number:	CX000760	Extent / Amount:	N/A
Description:	Living Room - Floor	Normal Occupant Activity:	N/A
Position:	floor tiles under carpet	Secondary Occupant Activity:	N/A
Extent:	15m <sup>2</sup>	Number of Occupants:	N/A
Product Type:	Reinforced Composite + Well Bound Material	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Composite materials containing asbestos	Maintenance Type:	N/A
Asbestos Type:	Chrysotile	Frequency of Maintenance Activity	N/A
Material Score:	3	Priority Score:	0

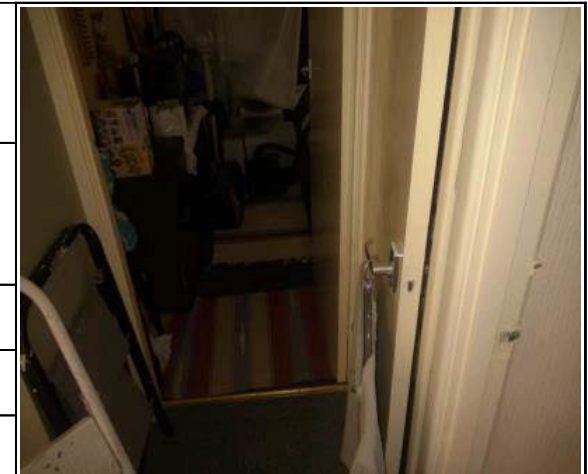
Room Comments:	plasterboard ceiling carpet to vinyl floor ties to concrete brick and plaster walls
Sample Comments:	N/A
Total Assessment Score:	3
Risk Assessment Category:	Very Low
Recommendation:	Remove ACM if within the scope of works for refurbishment



### MATERIAL ASSESSMENT SHEET


Inspection Number:	4	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	First / Hall 101	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	Hall - Whole Area	Normal Occupant Activity:	N/A
Position:	no suspect material	Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity:	N/A
Material Score:	0	Priority Score:	0

Room Comments:	plasterboard ceiling carpet to wood floor brick and plaster walls
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



## MATERIAL ASSESSMENT SHEET

Inspection Number:	5	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	First / Bathroom 102	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	Bathroom - Whole Area	Normal Occupant Activity:	N/A
Position:	no suspect material	Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity:	N/A
Material Score:	0	Priority Score:	0

Room Comments:	plasterboard ceiling vinyl floor covering to wood brick and plaster walls	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	



## MATERIAL ASSESSMENT SHEET

Inspection Number:	6	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	First / Cupboard 103	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	Cupboard - Whole Area	Normal Occupant Activity:	N/A
Position:	no suspect material	Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity:	N/A
Material Score:	0	Priority Score:	0

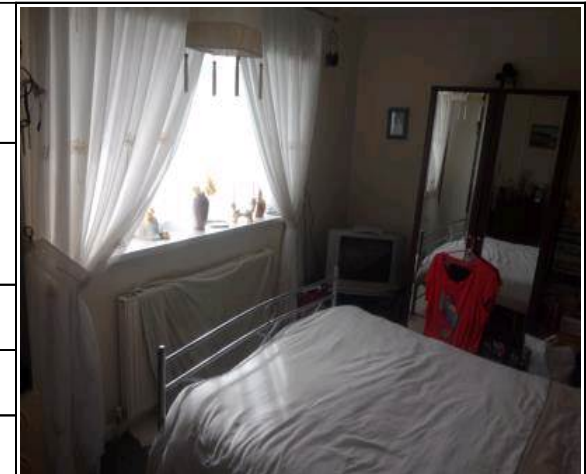
Room Comments:	plasterboard ceiling carpet to wood floor brick and plaster walls
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable



## MATERIAL ASSESSMENT SHEET


Inspection Number:	7	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	First / Bed 1 104	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	Bed 1 - Whole Area	Normal Occupant Activity:	N/A
Position:	no suspect material	Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity:	N/A
Material Score:	0	Priority Score:	0

Room Comments:	plasterboard ceiling carpet to wood floor brick and plaster walls
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	N/A
Recommendation:	Not applicable




## MATERIAL ASSESSMENT SHEET

<b>Inspection Number:</b>	8	<b>Intrusive Area – Yes or No:</b>	Yes
<b>Item:</b>	<b>Detail:</b>	<b>Item:</b>	<b>Detail:</b>
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	First / Cupboard 106	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	Cupboard - Whole Area	Normal Occupant Activity:	N/A
Position:	no suspect material	Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity:	N/A
Material Score:	0	Priority Score:	0

Room Comments:	plasterboard ceiling floor brick and plaster walls	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	


## MATERIAL ASSESSMENT SHEET

Inspection Number:	9	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	First / Bed 2 105	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	Bed 2 - Whole Area	Normal Occupant Activity:	N/A
Position:	no suspect material	Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity:	N/A
Material Score:	0	Priority Score:	0

Room Comments:	plasterboard ceiling carpet to wood floor brick and plaster walls	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

## MATERIAL ASSESSMENT SHEET

Inspection Number:	10	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	Roof / Loft R01	Accessibility:	N/A
Sample Number:	CX000761	Extent / Amount:	N/A
Description:	Loft - Ceiling	Normal Occupant Activity:	N/A
Position:	Roof felt	Secondary Occupant Activity:	N/A
Extent:	60m <sup>2</sup>	Number of Occupants:	N/A
Product Type:	Well Bound Material	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Composite materials containing asbestos	Maintenance Type:	N/A
Asbestos Type:	No Asbestos Detected	Frequency of Maintenance Activity	N/A
Material Score:	0	Priority Score:	0

Room Comments:	fibre glass insulation roof felt	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

## MATERIAL ASSESSMENT SHEET

Inspection Number:	11	Intrusive Area – Yes or No:	Yes
Item:	Detail:	Item:	Detail:
<b>Material Assessment</b>		<b>Priority Risk Assessment</b>	
Building:	B1 / 2 Bedroom House	Location:	N/A
Location:	External / Whole Property E01	Accessibility:	N/A
Sample Number:	CX000762	Extent / Amount:	N/A
Description:	Roof External - External General	Normal Occupant Activity:	N/A
Position:	soffits to front and rear are cement	Secondary Occupant Activity:	N/A
Extent:	16lm	Number of Occupants:	N/A
Product Type:	Asbestos Cement	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB	Maintenance Type:	N/A
Asbestos Type:	Chrysotile Crocidolite	Frequency of Maintenance Activity	N/A
Material Score:	6	Priority Score:	0

Room Comments:	gutters and drain pipes are plastic soffits are cement
Sample Comments:	N/A
Total Assessment Score:	6
Risk Assessment Category:	Low
Recommendation:	Remove ACM if within the scope of works for refurbishment



## ALGORITHM ASSEMENTS

Material Assessment	Score	Examples of scores
<b>Product Type</b>	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	AIB, millboards, 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)
<b>Damage/Condition</b>	0	Good condition: No visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, 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.
<b>Surface Treatment</b>	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
<b>Asbestos Type</b>	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

Priority Assessment	Score	Examples of score variables	Priority Assessment	Score	Examples of score variables
<b>Normal occupant activity</b>			<b>Human exposure potential</b>		
Main type of activity in area	0	Rare disturbance activity (eg little used store room)	Number of occupants	0	None
	1	Low disturbance activities (eg office type activity)		1	1 to 3
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)		2	4 to 10
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)		3	>10
Secondary activities for area	As above	As above	Frequency of use of area	0	Infrequent
<b>Likelihood of disturbance</b>				1	Monthly
Location	0	Outdoors		2	Weekly
	1	Large rooms or well ventilated areas		3	Daily
	2	Rooms up to 100 m2	Average time area is in use	0	<1 hour
	3	Confined spaces		1	>1 to <3 hours
Accessibility	0	Usually inaccessible or unlikely to be disturbed		2	>3 to <6 hours
	1	Occasionally likely to be disturbed		3	>6 hours
	2	Easily disturbed	<b>Maintenance activity</b>		
	3	Routinely disturbed	Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
Extent/Amount	0	Small amounts		1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	1	<=10sqM or <= linearM		2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	2	>10sqM to <=50sqM or linearM		3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
	3	>50sqM or >50 linearM	Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
				1	1 per year
				2	>1 per year
				3	>1 per month



## SURVEY RECOMMENDATION DETAIL – Material Assessment

The **Material Assessment** is an assessment of the likelihood of an ACM to release fibres when there is air disturbance in its locality. This assessment is used to identify the low, medium and high risk materials as a starting point for a management plan. HSG264 recommends the use of an algorithm to determine the assessment and details scores for the following parameters.

The 4 scoring areas of the algorithm are:

Product type  
Extent of damage  
Surface treatment  
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

- a) Materials with scores of 10 or more should be regarded as HIGH RISK material – Recommended Action – Remove
- b) Materials with a score between 7 and 9 are MEDIUM RISK materials – Action – Manage & Monitor (Remove / Encapsulate) if required
- c) Materials with a score between 5 and 6 are LOW RISK – Action – Manage & Monitor (Encapsulate) if required
- d) Materials with a scores of 4 or less are VERY LOW RISK – Action – Manage & Monitor (Encapsulate) if required
- e) No Asbestos Detected in sample – No recommendation required

Material Assessments are completed at the time of the survey for all suspect materials identified. The material score is based upon the HSG 264 requirement but the specific recommendations are assessed by the surveyor on the day of survey and manually inserted. The recommendation is not automatically linked to the material / priority score therefore if debris or poor condition ACM's are reported "Remove" may be the inserted as the overall recommendation. Specific client requirements may in place at the contract review stage requesting a bespoke recommendation.

## SURVEY RECOMMENDATION DETAIL – Priority Assessment

The **Priority Assessment** is an assessment of risk to building occupants due to the presence of ACM. It takes into account the fact that an ACM may be high risk due to its condition and friability, but it is in a location that is not accessed and as such does not pose an immediate risk to health. HSG227 recommends the assessment is based on an algorithm detailed within the document.

**Under the Control of Asbestos Regulations 2012 the Duty Holder for the premises is responsible for the completion of the Priority Assessment since they would have the necessary knowledge of the occupancy and activities carried out within their premises.**

The Total Risk Score for an ACM is the total of the scores for the Material Assessment and the Priority Assessment. The Total Risk Scores for the different ACM's can be compared to produce an Action Plan to enable duty holders to priorities the actions necessary to ensure the risk from the ACM's is reduced so far as is reasonably practicable.

The Control of Asbestos Regulations 2012 also requires that the Action Plan is further developed so that a Management Plan is put into place for the future management of ACM within the premises.

Each parameter is given a score of between zero and three with the highest priority risk score possible being 12

When the material and priority risk assessment are added together, a total risk score is calculated, the highest priority risk score possible being 24.

This priority risk score is outside the scope of any accreditations held by Armstrong York Asbestos Environmental and is provided as an extra guide for the "Duty holder". The assessment is based on the use of the area at the time of the survey or its proposed standard use as determined by the experience of the surveyor.

- a) Total Material & Priority score between 16 + Category – A – High Risk – Remove ACM as soon as practicable. (Encapsulate) if required
- b) Total Material & Priority score between 14-15 Category – B – Medium Risk – Remove / Manage & Monitor (Encapsulate) if required
- c) Total Material & Priority score between 11-13 Category – C – Medium Risk – Manage & Monitor (Encapsulate) if required
- d) Total Material & Priority score between 7-10 Category – D – Low Risk – Manage & Monitor
- e) Total Material & Priority score between 6 and below – Category E – Very Low Risk – Manage & Monitor
- f) Total Material & Priority score between 0 and below – Category F – No Asbestos Detected

## REPORT CAVEATS – Management Survey

- 1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
- 2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
- 3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
- 4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
- 5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material. Armstrong York cannot accept any liability for any future actions taken by the Client as regard the stated product type.
- 6) This report details the findings of the survey on the date(s) the investigation took place.
- 7) Glossary of Terms: NAD – No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulation Board, NSMVF – No Suspect Materials Visually Found
- 8) Access was not gained within live electrical areas of the building.
- 9) Access above 3.5m has not been allowed for in the survey unless specifically requested in the client's instruction
- 10) The scope and areas of the survey were defined by the client from the client's instruction.
- 11) Where full laminate flooring or fitted carpet exists this would be deemed out of the scope of survey for a management survey.
- 12) Access to lofts will be clarified on a client basis depending upon their requirement.
- 13) All pre-start (pre-survey) information and specific requirements will be identified and signed by both client and Armstrong York. All client documentation will be saved on Armstrong York's secure server.

## REPORT CAVEATS – Refurbishment Survey / Demolition Survey

### Refurbishment Surveys

- 1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
- 2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
- 3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
- 4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
- 5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material. Armstrong York cannot accept any liability for any future actions taken by the Client as regard the stated product type.
- 6) This report details the findings of the survey on the date(s) the investigation took place.
- 7) Glossary of Terms: NAD – No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulation Board, NSMF – No Suspect Materials Found
- 8) Access will not be gained within live electrical areas of the building unless mains services are isolated by a competent technician.
- 9) All access for height above 3.5m will be based upon risk assessment and planned access. A scaffold or powered access equipment will be used and operated by a trained and competent technician. Other means of access may be considered based upon completing a risk assessment.
- 10) The scope and areas of the survey were defined by the client from the client's instruction.
- 11) Access below slab level will not be gained unless specifically requested by the client in the initial instruction and agreed by Armstrong York.
- 12) Floor ducts (hatches with access points) will be accessed as part of the scope of works if required by the client.
- 13) Sufficient tools and access equipment will be supplied to fulfil the clients written instructions.
- 14) All samples taken will be physical samples and not presumed to contain asbestos unless a specific agreement is made with the client.
- 15) The recommendation for all ACM's will be "Remove"

### Demolition Surveys – (As Above but Additional)

- 16) Where appropriate access into solid walls and floors will be gained if it is suspected that services may run through. Heavy access equipment will be used for this work and will need to be agreed with the client in advance.
- 17) On some occasions it may be prudent to have the surveyor in attendance during the demolition to assist with any additional materials that may occur during the demolition phase.
- 18) The recommendation for all ACM's will be "Remove"

## REPORT CAVEATS – Management Survey – Targeted Intrusive Elements

- 1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
- 2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
- 3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
- 4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
- 5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material. Armstrong York cannot accept any liability for any future actions taken by the Client as regard the stated product type.
- 6) This report details the findings of the survey on the date(s) the investigation took place.
- 7) Glossary of Terms: NAD - No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulation Board, NSMVF – No Suspect Materials Visually Found
- 8) Access will not gained within live electrical areas of the building unless mains services are isolated by a competent technician.
- 9) Specific areas for intrusive works need to be agreed in advance on the planning stage. The management survey to all other areas will be as noted above.
- 10) On the intrusive areas the material assessment will state that these areas have been accessed as a refurbishment survey and the recommendation for all ACM's in those areas will be "Remove"
- 11) Access to lofts will be clarified on a client basis depending upon their requirement.
- 12) All pre-start (pre-survey) information and specific requirements will be identified and signed by both client and Armstrong York. All client documentation will be saved on Armstrong York's secure server.

# BULK CERTIFICATE



## ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD



### CERTIFICATE OF ASBESTOS IDENTIFICATION

<b>Client:</b>	Chesterfield Borough Council		
<b>Address:</b>	Housing Services, Chesterfield Borough Council, Venture House, Venture Way, Dunston Technology Park, Chesterfield, Derbyshire, S41 8NR	<b>Report No:</b>	J124650
<b>Site Address:</b>	33 THE CRESCENT, BRIMINGTON, S43 1AZ	<b>Report Date:</b>	05/10/2016
<b>Date Sample taken:</b>	28/09/2016	<b>Site Reference:</b>	0098140330
<b>Date Received:</b>	03/10/2016	<b>Number of Samples:</b>	4
<b>Date Analysed:</b>	03/10/2016	<b>Analysed At:</b>	Barking
<b>Client/ Sample No</b>	<b>Sample Location / Description</b>	<b>Internal Sample Notes:</b>	<b>Fibre Type Detected</b>
CX000759	Ground Floor Hall 01 Hall - Floor -	Brown tile with bitumen adhesive, chrysotile in both	Chrysotile
CX000760	Ground Floor Living Room 03 Living Room - Floor -	Brown tile with bitumen adhesive, chrysotile in both	Chrysotile
CX000761	Roof Void Loft 01 Loft - Ceiling -		No Asbestos Detected
CX000762	External Whole Property 01 Roof External - External General -		Chrysotile + Crocidolite






# ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD



## CERTIFICATE OF ASBESTOS IDENTIFICATION

<b>Client:</b>	Chesterfield Borough Council		
<b>Address:</b>	Housing Services, Chesterfield Borough Council, Venture House, Venture Way, Dunston Technology Park, Chesterfield, Derbyshire, S41 8NR	<b>Report No:</b>	J124650
<b>Site Address:</b>	33 THE CRESCENT, BRIMINGTON, S43 1AZ	<b>Report Date:</b>	5 Oct 2016
<b>Date Sample taken:</b>	28 Sep 2016	<b>Site Reference:</b>	0098140330
<b>Date Received:</b>	3 Oct 2016	<b>Number of Samples:</b>	4
<b>Date Analysed:</b>	3 Oct 2016	<b>Analysed At:</b>	Barking
<b>Client/ Sample No</b>	<b>Sample Location / Description</b>	<b>Internal Sample Notes:</b>	<b>Fibre Type Detected</b>

All samples will be retained for 6 months

<b>Analysts Signatory:</b>		<b>Approval Signature:</b>	
<b>Analysed By:</b>	Laura Fretter	<b>Approved By:</b>	Taylor Langham
<b>Samples taken By:</b>	John Dyche	<b>Survey Completed By:</b>	

Samples of material referenced below have been examined to determine the presence of asbestos fibres using Armstrong York Asbestos Environmental Limited's in-house method of transmitted / polarized light microscopy and centre stop dispersion staining, based upon the HSE's "The Analysts Guide". If samples have been delivered, the site address and actual sample location is as given by the client at the time of delivery. Armstrong York Asbestos Environmental is not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Armstrong York Asbestos Environmental Limited cannot be held responsible for the interpretation of the results shown.

Armstrong York Asbestos Environmental Ltd. 64 River Road Barking Essex IG110DS – Tel 0870 3500 375 – Fax 0870 3500 376 – Reg No 4663503 – Registered Office 1 Royal Terrace Southend-on-Sea Essex SS1 1EJ

<b>Laboratory locations:</b>	BARKING: 64 River Road, Barking, Essex, IG11 0DS LIVERPOOL: Unit 23 Capitol Trading Park, Kirkby Bank Road, Liverpool, L33 7SY MOBILE LABORATORY: Vehicle Reg. EU11 AFJ
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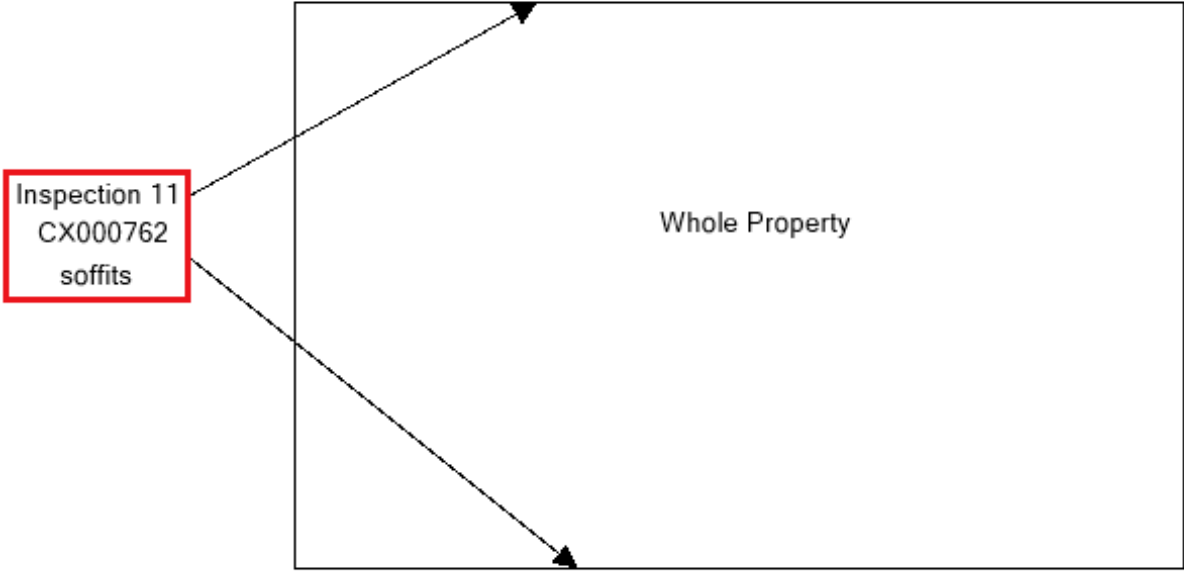
## SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD						Key	Identified ACM
Address	33 THE CRESCENT, BRIMINGTON			AY Number:	J124650		
Date:	28 Sep 2016	Floor	External	Building	[Building] [BuildingDescription]		
Client:	Chesterfield Borough Council			Surveyor	John Dyche		

Inspection 11  
 CX000762  
 soffits

Whole Property

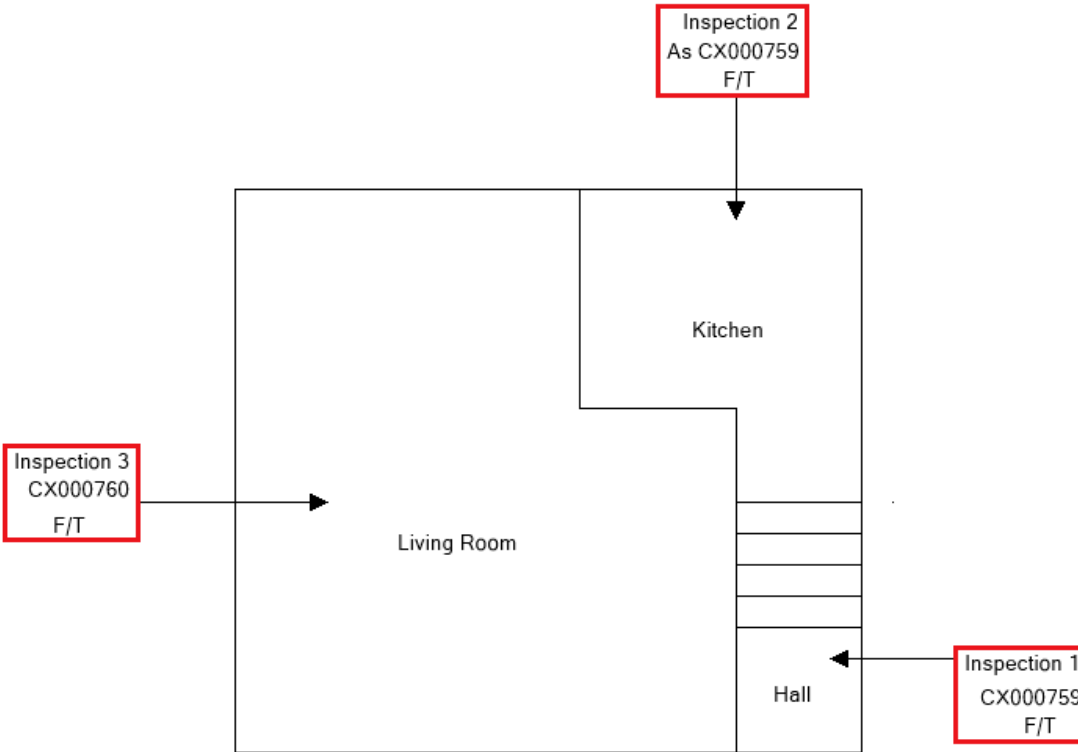


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## SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD						Key	Identified ACM
Address	33 THE CRESCENT, BRIMINGTON			AY Number:	J124650		
Date:	28 Sep 2016	Floor	Ground Floor	Building	[Building] [BuildingDescription]		
Client:	Chesterfield Borough Council			Surveyor	John Dyche		

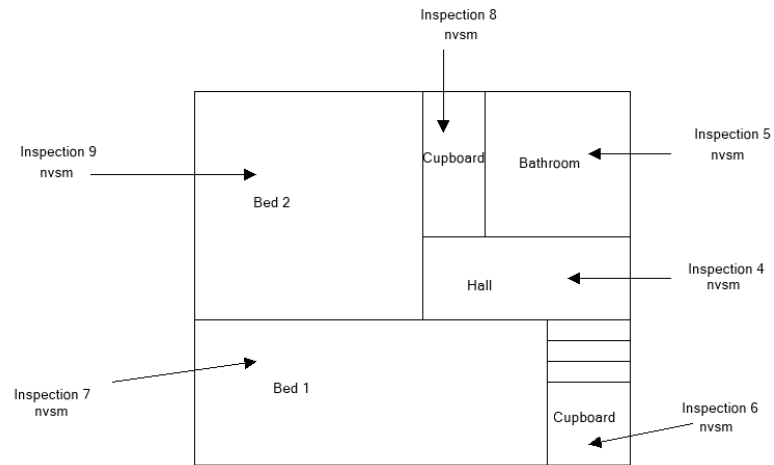
The site plan diagram illustrates the layout of the ground floor, which includes a Living Room, a Kitchen, and a Hall. Three inspection points are marked with red boxes and arrows pointing to specific areas:

- Inspection 1 (CX000759 F/T):** Located in the Hall, with an arrow pointing to the right wall.
- Inspection 2 (CX000759 F/T):** Located above the Kitchen, with an arrow pointing down to the top wall.
- Inspection 3 (CX000760 F/T):** Located to the left of the Living Room, with an arrow pointing right into the room.

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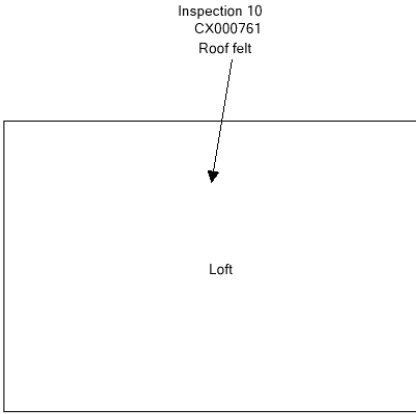
## SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD					Key	Identified ACM
Address	33 THE CRESCENT, BRIMINGTON		AY Number:	J124650		
Date:	28 Sep 2016	Floor	1st Floor	Building	[Building] [BuildingDescription]	
Client:	Chesterfield Borough Council		Surveyor	John Dyche		



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## SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD						Key	Identified ACM
Address	33 THE CRESCENT, BRIMINGTON			AY Number:	J124650		
Date:	28 Sep 2016	Floor	Roof Void	Building	[Building] [BuildingDescription]		
Client:	Chesterfield Borough Council			Surveyor	John Dyche		
							
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### **Control of Asbestos Regulations 2012**

The Control of Asbestos Regulations 2012 applies to most work situations involving risk of exposure to asbestos. From 12th April 2012 the Control of Asbestos Regulations will require that employers:

- a) Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- b) Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- c) Keep an up to date written record (Asbestos Register) of the location of asbestos-containing materials.
- d) Monitor the condition of asbestos-containing materials.
- e) Make a written assessment of the risk of exposure from asbestos
- f) Prepare and implement a management plan to control asbestos-related health risks, including measures to ensure that:
  - 1) Material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
  - 2) Material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
  - 3) Information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

### **Other Health and Safety Regulations**

Under Section 2 of the Health and Safety at Work etc. Act 1974, employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA , towards all other people (non-employees) who use or work at their premises. Other regulations embodied in the HSWA require employers to ensure that:

- a) Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- b) Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- c) The number of workers exposed to asbestos is kept to a minimum.
- d) Information on the location of asbestos is made available to any person likely to be exposed to ACM's.
- e) Training is given to anyone liable to be exposed to asbestos.

## TERMS & CONDITIONS

### General

- 1.1 The Employer warrants and undertakes that you have obtained and paid for all the necessary access, certificates, licenses, permits, permissions and consents required by Statute or any order or regulation made there under or by any regulation or by-law of any authority or statutory undertaker.
- 1.2 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has based prices on the current rates for staff, labour, plant, stores and materials and we would require to be reimbursed for any increase that may occur between the date of this offer and the date of completion of the Works.
- 1.3 Unless explicitly stated within our offer ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has made no allowance for working abnormal hours, outside of Monday to Friday 0800 to 1800hrs working, excluding where these constitute a Bank Holidays and should you require such overtime to be worked, then we would charge for any additional costs involved, except where explicitly stated as a consequence.
- 1.4 No allowance is made in our offer for escalation of incentive payments including fall back and condition monies resulting from any industrial dispute of local or national origin, or enhancement of incentive payments emanating from sources outside our control. In these events we shall require to be reimbursed for all such additional payments to our operatives which cannot be related to specific advancement in productivity levels and which are due solely to external influence beyond our control.
- 1.5 No allowance is made in our offer for enforced disruption or suspension of the Works arising from any form of industrial action beyond our control whether in the allied industries or any other local or national stoppage. Should any period of disruption occur or be anticipated, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to negotiate with the Employer the demobilisation of our resources until such time as we may resume normal working. In this event we shall require to be reimbursed for any necessary remobilisation costs and will establish with the Employer any necessary extension to our Contract Period.
- 1.6 Payment, referenced to this offer, shall be made by cheque payable to "ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD" or BACS payment to the account indicated on the invoice.
- 1.7 Our price is exclusive of any allowance for VAT. When payment is made VAT, if appropriate, should be added at the current standard rate.

- 1.8 Accounts will be rendered monthly as the Work proceeds. Payment of accounts without retention or discount is required within **thirty days from date of invoice** interest being chargeable on overdue accounts at **8%** above the Average Base Lending Rate of the four major clearing banks.
- 1.9 Our offer will remain open for acceptance for a period of 30 days from the date on our covering letter. If for any reason ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD is not permitted to commence the Work within 30 days of acceptance of our offer, we reserve the right to re-negotiate the rates.
- 1.10 Any rates quoted or standard schedules included relate to Works within the United Kingdom unless specifically stated to the contrary.
- 1.11 Reports and all other records provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD are private and confidential between the Employer and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and they may not be used or relied upon by any other party without the prior consent of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.12 Title in the reports together with all the information contained therein and all data generated under the contract between ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and the Employer shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD until the Employer has discharged all its obligations under Sections 1.6 to 1.8 inclusive above, whereupon the benefit shall be solely for the Employer, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD assuming no obligations to third parties
- 1.13 Notwithstanding Condition 1.12 above, copyright and all intellectual property rights in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD for the Employer, shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.14 Under no circumstances, shall ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD be liable to the Employer for any indirect or consequential loss suffered by the Employer relying on the information included in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD including (without limitation) loss of profit, loss of contracts or pure economic loss; ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability under this contract is limited to loss or damages to goods or samples of the Employer caused by the proven negligence or breach of contract by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD. Unless otherwise stated liquidated damages under this contract shall be nil.
- 1.15 Where the Employer intends to use any report or information provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, or any report and information becomes involved in litigation, then the Employer will both advise ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD in writing and seek the approval prior to using the report. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to refuse to provide a report for use in litigation.

- 1.16 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD can accept no liability for any damage or the consequence of any damage to mains and services such as cables, pipes, sewers, etc, the positions and nature of which are not clearly indicated in writing to us prior to the commencement of the Work. The rights and obligations under this condition shall be unaffected by any electronic or other searches we have made.
- 1.17 Permission for access and investigation where necessary shall be obtained by the Employer. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, have made no allowance for payment of wayleaves or for reinstatement or for compensation for unavoidable damage. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall charge for any additional costs incurred.
- 1.18 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall require payment at the appropriate hourly rate for all delays due to circumstances beyond our control.
- 1.19 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD liability under any contract for laboratory testing shall be strictly limited to the invoice value of the analyses performed.
- 1.20 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall use all reasonable endeavours to meet quoted completion dates. However, time is not the essence of the contract and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall not be liable in cases of late reporting, however caused, nor shall lateness be deemed to be a breach of contract or an act of negligence.
- 1.21 Testing and/or analysis reports refer only to the actual samples on which testing has been performed. No report shall be read as implying that any sample or mass from which the sample was drawn is fit for any intended purpose unless explicitly stated in writing by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.
- 1.22 Any contract for consulting services shall be based on the Change as agreed issued by the Institution of Civil Engineers except where they are amended by the conditions herein.
- 1.23 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's total liability under a contract solely for advisory and consulting services shall be limited to one million pounds sterling unless amended by particular contract correspondence.
- 1.24 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability if proven under a contract where no advisory or consulting services have been provided shall be limited to the value of the specific work undertaken for the portion of the works related to the claim.

- 1.25 This offer is made in accordance with the provisions outlined in The Construction (Design and Management) Regulations 1994 under which the contracted Division of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD will act as Contractor or Principal Contractor, as appropriate.
- 1.26 The total liability of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD to the Employer whether as to specie, quantum or duration of liability, is set out in the contract between the Employer and ARMSTRONG-YORK ASBESTOS ENVIRONMENTAL LTD and no other obligations are to be implied into the contract, whether as to the giving of bonds, warranties or guarantees.
- 1.27 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD conducts a strict confidentiality policy which is signed by all staff.
- 1.28 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD Internal/external Documents are controlled within a controlled document system.
- 1.29 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD uses password protection, server back up and access control to all of its computer systems