

MANAGEMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: University of Gloucestershire

SITE: Centre for arts & photography, Hardwick Campus, St Pauls Road, Cheltenham, GL50 4BS



Job number	J020807	
Number of high risk materials	0	
Number of medium risk materials	0	
Number of low/ very low risk materials	2	
Issue	Date	Status
Version 1	08/08/2018	Issued

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Management Survey

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	Art and Photography Building / 1st Floor / Store 1 - Rope
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Art and Photography Building/External/Externals – No access to high level areas - high level access required
Art and Photography Building/Ground Floor/3D Studio – No access to high level ceilings throughout - high level access required
Art and Photography Building/Ground Floor/Corridor 1 – No access into lift shaft - lift engineer required
Art and Photography Building/Ground Floor/Entrance Lobby – No access to electrics - live services

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and plan to be prepared, a suitable risk assessment to be carried out and a written plan to manage the risks to be produced.

In most cases the survey will have three main aims:

- ┆ it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- ┆ it must inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs;
- ┆ it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction

The site is a university building with welfare facilities throughout. It is constructed of solid block and brick internally lined with plaster and plasterboard. It is estimated to have been constructed in the 1990's.

Use and occupation of site


The site is in use for educational purposes and was occupied by staff and visitors at the time of survey.


Scope of survey

This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client and their representatives on site.

SECTION 3 - GENERAL SITE INFORMATION

Survey information		Report index	
Client	University of Gloucestershire	Section 1	Executive summary
Client address	Park Campus, The Park, Cheltenham, GL50 2RH	Section 2	Introduction
Client Contact	Jonathan Wye	Section 3	General site information
Site address	Centre for arts & photography, Hardwick Campus, St Pauls Road, Cheltenham, GL50 4BS	Section 4	Survey results table
Type of Survey	Management Survey	Section 5	Conclusions and actions
Survey Start Date	23 Jul 2018	Section 6	Limitations of survey
Survey End Date	23 Jul 2018	Appendix A	Non-asbestos samples and assessments
Surveyor/s	Jamie Smith	Appendix B	Material assessment records & photographs
Job number	J020807	Appendix C	Certificates of bulk sample analysis
		Appendix D	Sample/ assessment location plans
		Appendix E	General observations

Report prepared by			
Jamie Smith	Surveyor		8 Aug 2018

Report verified by			
Michael Stewart	Technical Reviewer		8 Aug 2018

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 "Asbestos: The survey guide" and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Management Survey
Included areas	All areas of the building were included in this survey.
Excluded areas	N/A
Agreed exclusions, inaccessible areas and any variations from the method	
N/A	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

HSE document HSG264 states that a material assessment score for asbestos containing materials (ACMs) should be calculated and recorded as part of the survey. The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.

Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.

The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.

Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is outside of the scope of Eton Environmental Group Ltd accreditation to ISO17020. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Art and Photography Building	External / Externals	013	No access to high level areas	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Art and Photography Building	Ground Floor / 3D Studio	001	No access to high level ceilings throughout	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Art and Photography Building	Ground Floor / Corridor 1	003	No access into lift shaft	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Art and Photography Building	Ground Floor / Entrance Lobby	004	No access to electrics	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Art and Photography Building	1st Floor / Store 1	005	Rope boiler lining	Textiles	Unsealed	Low Damage	2lm	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(6) Low		Remove
Art and Photography Building	1st Floor / Store 1	007	Rope Flue lining	Textiles	Unsealed	Low Damage	1lm	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(6) Low		Remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Seven samples were taken on site, one of which was confirmed to contain asbestos upon analysis. A further assessment strongly presumed asbestos.

General Recommendations:

This was a management survey.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

If the ACMs are to remain and be managed it is recommended that the materials are suitably labelled and re-inspected on a regular basis as part of the on-going management system.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

"Managing and working with asbestos" (L143) 2013

Guidance:

"Asbestos: The survey guide" (HSG264) 2012

"Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (HSG248) 2005

"Asbestos: The licensed contractors' guide" (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (revision 3) (INDG223) 2004

“Asbestos Essentials Task Manual” (HSG210) 2012

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA

And;

www.books.hse.gov.uk

The above list should not be considered exhaustive.

SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building or in other non-accessible areas, and may only come to light during a more intrusive survey prior to the building being refurbished or demolished.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. Therefore, no responsibility can be accepted for the presence of further ACMs behind a suspect ACM.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the asbestos management plan.


All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.


This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.


APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS


Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Art and Photography Building	External / Externals	012	Putty window lining	Well Bound Material			20lm		Identified	No Asbestos Detected	
Art and Photography Building	Ground Floor / 3D Studio	002	Insulating board wall panels	Board			14m ²		Identified	No Asbestos Detected	Within welding section only
Art and Photography Building	Ground Floor / Plant room	011	Gaskets pipe flanges	Gaskets			6no.		Identified	No Asbestos Detected	
Art and Photography Building	1st Floor / Store 1	006	Gaskets boiler flange	Gaskets			2no.		Identified	No Asbestos Detected	
Art and Photography Building	1st Floor / Fire exit stairwell	008	Vinyl tiles floor/stairwell	Vinyl Floor Tiles			10m ²		Identified	No Asbestos Detected	
Art and Photography Building	1st Floor / AP102A	009	Mastic ducting lining	Well Bound Material			8lm		Identified	No Asbestos Detected	
Art and Photography Building	1st Floor / Corridor 1	010	Mastic Ducting lining	Well Bound Material			100lm		Strongly Presumed	No Asbestos Detected	Throughout entire 1st floor


APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	Ground Floor / 3D Studio	No access to high level ceilings throughout - high level access required	
Assessment no.	001	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to high level ceilings throughout				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				


Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	Ground Floor / 3D Studio	Within welding section only	
Assessment no.	002	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board wall panels				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	Ground Floor / Corridor 1	No access into lift shaft - lift engineer required	
Assessment no.	003	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access into lift shaft				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	Ground Floor / Entrance Lobby	No access to electrics - live services	
Assessment no.	004	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

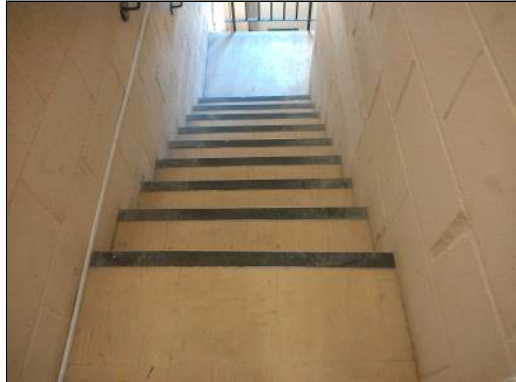
Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	1st Floor / Store 1		
Assessment no.	005	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2lm	Asbestos Type	Chrysotile		
Location/ position	Rope boiler lining				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	Material risk score	6		
Action	Remove				


Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					


Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	1st Floor / Store 1		
Assessment no.	006	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Gaskets boiler flange				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	1st Floor / Store 1	Broken flue on floor	
Assessment no.	007	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1lm	Asbestos Type	Chrysotile		
Location/ position	Rope Flue lining				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	Material risk score	6		
Action	Remove				


Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					


Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	1st Floor / Fire exit stairwell		
Assessment no.	008	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Vinyl tiles floor/stairwell				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	1st Floor / AP102A		
Assessment no.	009	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic ducting lining				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	1st Floor / Corridor 1	Throughout entire 1st floor	
Assessment no.	010	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic Ducting lining				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	<div>Photograph</div> 
Building	Art and Photography Building	Floor/ room	Ground Floor / Plant room		
Assessment no.	011	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Gaskets pipe flanges				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	External / Externals		
Assessment no.	012	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Putty window lining				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Art and Photography Building	Floor/ room	External / Externals	No access to high level areas - high level access required	
Assessment no.	013	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to high level areas				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS



Analysis Report

Report Number: **J020807**

Issue Date: 30/07/2018

Private & Confidential:
University of Gloucestershire
Park Campus
The Park
Cheltenham
GL50 2RH

Premises of Sample Origin:
Centre for arts & photography
Hardwick Campus
St Pauls Road
Cheltenham
GL50 4BS

Analyst: Joe McIntyre

Sampled by: Jamie Smith

Date of Sample Receipt: 26/07/2018

Date of Analysis: 27/07/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
2	AI002409	Insulating board wall panels	NAD
5	AI002410	Rope boiler lining	Chrysotile
6	AI002411	Gaskets boiler flange	NAD
8	AI002412	Vinyl tiles floor/stairwell	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

A handwritten signature in black ink, appearing to read "Andrew Graham".

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Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J020807**

Issue Date: 30/07/2018

Private & Confidential:
University of Gloucestershire
Park Campus
The Park
Cheltenham
GL50 2RH

Premises of Sample Origin:
Centre for arts & photography
Hardwick Campus
St Pauls Road
Cheltenham
GL50 4BS

Analyst: Joe McIntyre

Sampled by: Jamie Smith

Date of Sample Receipt: 26/07/2018

Date of Analysis: 27/07/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
9	AI002413	Mastic ducting lining	NAD
11	AI002414	Gaskets pipe flanges	NAD
12	AI002415	Putty window lining	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

A handwritten signature in black ink, appearing to read "Andrew Graham", is written over a light blue horizontal line.

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Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Art and Photography Building	Externals	External – Externals	High level roof, metal clad solid walls, metal windows, timber/metal doors, plastic rainwater goods where accessible. Modern glass rock plasterboard soffits and plastic fascia's to low level areas.
Art and Photography Building	3D Studio	Ground Floor – 3D Studio	High level metal sheet ceiling and beams with ducting and cabling. Plasterboard/timber clad walls, metal/timber doors and frames, solid floor. Ceramic sink with metal pipe work.
Art and Photography Building	Bookable space	Ground Floor – Bookable space	High level modern suspended ceiling tiles with timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, carpet onto solid floor.
Art and Photography Building	Break out space	Ground Floor – Break out space	High level modern suspended ceiling tiles with presumed timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Camera store	Ground Floor – Camera store	High level modern suspended ceiling tiles with presumed timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Chemical lab	Ground Floor – Chemical lab	Plasterboard ceiling,plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Corridor 1	Ground Floor – Corridor 1	High level metal sheet ceiling and beams with ducting and cabling above modern suspended fibreboard ceiling tiles. Plasterboard/timber clad walls, metal/timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Corridor 2	Ground Floor – Corridor 2	High level metal sheet ceiling and beams with ducting and cabling with plasterboard low level ceiling. Plasterboard/timber clad walls, metal/timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Corridor 3	Ground Floor – Corridor 3	Modern suspended ceiling tiles with timber/plasterboard upstands, plastic soil pipe and loose MMMF insulation onto timber clad ceiling. Plasterboard/timber clad walls, metal/timber doors and frames, carpet onto solid floor.
Art and Photography Building	Corridor 4	Ground Floor – Corridor 4	Modern suspended ceiling tiles with timber/plasterboard upstands and timber clad ceiling above. Plasterboard/solid walls, metal/timber doors and frames, carpet onto solid floor.
Art and			Modern suspended ceiling tiles with timber/plasterboard upstands and high level

Photography Building	Dark room	Ground Floor – Dark room	metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Disabled WC	Ground Floor – Disabled WC	Modern fibreboard suspended ceiling tiles with plasterboard upstands, plastic soil pipes and solid ceiling above. Plasterboard/timber walls/boxing, modern WC fittings, solid floor, timber doors and frames.
Art and Photography Building	Disabled WC 2	Ground Floor – Disabled WC 2	Modern suspended ceiling tiles with timber/plasterboard upstands and plasterboard/timber ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor. Modern WC fittings.
Art and Photography Building	Entrance Lobby	Ground Floor – Entrance Lobby	Modern fibreboard suspended ceiling tiles with plasterboard upstands, plastic soil pipes and solid ceiling above. Presumed timber/plasterboard high ceiling above main entrance. Plasterboard/solid walls with timber boxing, solid floor, timber doors and frames. Metal framed windows and door to entrance. Fuse box in cupboard with timber ceiling.
Art and Photography Building	Female WC	Ground Floor – Female WC	Modern suspended ceiling tiles with timber/plasterboard upstands and plasterboard/timber ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor. Modern WC fittings.
Art and Photography Building	Fine art and photography	Ground Floor – Fine art and photography	High level modern suspended ceiling tiles with timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	IT Suite	Ground Floor – IT Suite	Modern suspended ceiling tiles with timber/plasterboard upstands, plastic soil pipe and loose MMMF insulation onto timber clad ceiling. Plasterboard/solid walls, metal/timber doors and frames, carpet onto solid floor. Metal window with timber sill.
Art and Photography Building	Loading room	Ground Floor – Loading room	Plasterboard ceiling, plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Lobby	Ground Floor – Lobby	Plasterboard ceiling with loose MMMF insulation and timber ceiling above, plasterboard/timber walls, carpet onto solid floor, metal windows and doors.
Art and Photography Building	Male WC	Ground Floor – Male WC	Modern suspended ceiling tiles with timber/plasterboard upstands and plasterboard/timber ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor. Modern WC fittings.
Art and Photography Building	Materials shop	Ground Floor – Materials shop	Plasterboard ceiling, plasterboard/timber clad walls, timber doors and frames, metal roller shutter, modern lino onto solid floor.

Art and Photography Building	Meeting room	Ground Floor – Meeting room	High level modern suspended ceiling tiles with timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, carpet onto solid floor.
Art and Photography Building	Office	Ground Floor – Office	Modern suspended ceiling tiles with timber/plasterboard upstands and plasterboard/timber ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, carpet onto solid floor.
Art and Photography Building	Office 2	Ground Floor – Office 2	High level modern suspended ceiling tiles with timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Open plan Studio's	Ground Floor – Open plan studio's	High level metal sheet ceiling and beams with ducting/cabling and MMMF fire breaks. Plasterboard/timber clad walls, metal/timber doors and frames, solid floor. UPVC/metal windows with timber sills.
Art and Photography Building	Photography studio 1	Ground Floor – Photography studio 1	High level metal sheet ceiling with steel beams and ducting. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Photography studio 2	Ground Floor – Photography studio 2	Presumed high level metal sheet ceiling with steel beams and ducting above modern suspended ceiling tiles. Plasterboard/solid walls with timber boxing/panelling, metal doors and frames, modern lino onto solid floor.
Art and Photography Building	Plant room	Ground Floor – Plant room	Plasterboard ceiling, solid walls and floor, modern combi boilers and heaters with MMMF insulated pipes. Timber doors and frames.
Art and Photography Building	Processing room	Ground Floor – Processing room	Plasterboard ceiling, plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Project Space	Ground Floor – Project Space	High level metal sheet ceiling and beams with ducting/cabling and MMMF fire breaks. Plasterboard/timber clad walls, metal/timber doors and frames, solid floor. UPVC/metal windows with timber sills.
Art and Photography Building	Seminar room	Ground Floor – Seminar room	Plasterboard ceiling with timber/plasterboard upstands and timber clad ceiling above. Plasterboard/solid walls with timber boxing, UPVC doors and frames, carpet onto timber floor.
Art and Photography Building	Seminar room 2	Ground Floor – Seminar room 2	High level modern suspended ceiling tiles with presumed timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, carpet onto solid floor.
Art and Photography	Server room	Ground Floor – Server room	Modern suspended ceiling tiles with timber/plasterboard upstands and plasterboard/timber ceiling above. Plasterboard/solid walls, metal/timber doors and

Building			frames, carpet onto solid floor. Modern fuseboxes.
Art and Photography Building	Store	Ground Floor – Store	High level metal sheet ceiling and beams with ducting and cabling. Plasterboard/timber clad walls, metal/timber doors and frames, solid floor.
Art and Photography Building	Store 2	Ground Floor – Store 2	High level metal sheet ceiling and beams with ducting and cabling. Plasterboard/timber clad walls, metal/timber doors and frames, solid floor.
Art and Photography Building	Tech office	Ground Floor – Tech office	Modern suspended ceiling tiles with timber/plasterboard upstands and plasterboard/timber ceiling above. Plasterboard/solid walls, metal/timber doors and frames, carpet onto solid floor. Metal window with timber sill.
Art and Photography Building	Unisex WC	Ground Floor – Unisex WC	Modern fibreboard suspended ceiling tiles with plasterboard upstands, plastic soil pipes and solid ceiling above. Plasterboard/timber walls/boxing, modern WC fittings, solid floor, timber doors and frames. Modern fuse boxes in rear cupboard.
Art and Photography Building	Washing and drying room	Ground Floor – Washing/drying room	Modern suspended ceiling tiles with timber/plasterboard upstands and high level metal sheet ceiling above. Plasterboard/solid walls with timber boxing/panelling, timber doors and frames, modern lino onto solid floor.
Art and Photography Building	Wet area	Ground Floor – Wet area	High level metal sheet ceiling and beams with ducting and cabling. Plasterboard/timber clad walls, metal/timber doors and frames, solid floor. metal sink and pipe work.
Art and Photography Building	Workshop	Ground Floor – Workshop	High level metal sheet ceiling and beams with ducting and cabling. Plasterboard/timber clad walls, metal/timber doors and frames, solid floor.
Art and Photography Building	AP102A	1st Floor – AP102A	Metal sheet ceiling, plasterboard walls, solid floor, metal ducting and MMMF insulated pipes. Modern fusebox, timber door and frame.
Art and Photography Building	AP105	1st Floor – AP105	Metal sheet ceiling with steel beams and ducting, timber/plasterboard walls/boxing, solid floor, timber door and frame.
Art and Photography Building	AP106	1st Floor – AP106	Metal sheet ceiling with steel beams and ducting above modern suspended ceiling tiles, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame.
Art and Photography Building	AP107	1st Floor – AP107	Metal sheet ceiling with steel beams and ducting above modern suspended ceiling tiles, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame. UPVC skylight with plasterboard upstands.
Art and			Metal sheet ceiling with steel beams and ducting above modern suspended ceiling

Photography Building	AP108	1st Floor – AP108	tiles, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame.
Art and Photography Building	AP109	1st Floor – AP109	Metal sheet ceiling with steel beams and ducting, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame.
Art and Photography Building	AP110	1st Floor – AP110	Metal sheet ceiling with steel beams and ducting, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame. Modern fusebox, UPVC skylight.
Art and Photography Building	AP113	1st Floor – AP113	Metal sheet ceiling with steel beams and ducting, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame. Modern fusebox, UPVC skylight.
Art and Photography Building	AP114	1st Floor – AP114	Metal sheet ceiling with steel beams and ducting, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame. Modern fusebox, UPVC skylight.
Art and Photography Building	AP115	1st Floor – AP115	Metal sheet ceiling with steel beams and ducting, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame. Modern fusebox.
Art and Photography Building	Corridor 1	1st Floor – Corridor 1	Metal sheet ceiling with metal ducting above modern suspended ceiling tiles, plasterboard walls, solid floor. Timber doors and frames.
Art and Photography Building	Corridor 3	1st Floor – Corridor 3	Metal sheet ceiling with metal ducting, plasterboard walls, solid floor. Timber doors and frames.
Art and Photography Building	Female WC	1st Floor – Female WC	Metal sheet ceiling with steel beams and ducting above modern suspended ceiling tiles, timber/plasterboard walls/boxing, modern lino floor, timber door and frame. Modern WC fittings.
Art and Photography Building	Fire exit stairwell	1st Floor – Fire exit stairwell	Plasterboard ceiling, solid walls with steel beams, vinyl tiles to solid floor, timber doors and frames.
Art and Photography Building	IT Suite	1st Floor – IT Suite	Metal sheet ceiling with steel beams and ducting, timber/plasterboard walls/boxing, solid floor, metal windows, timber door and frame. Modern fusebox, UPVC skylight.
Art and Photography Building	Main stairwell	1st Floor – Main stairwell	Metal sheet ceiling with steel beams, solid/plasterboard walls/boxing, solid floor/stairs, metal windows, timber door and frame.

Art and Photography Building	Male WC	1st Floor – Male WC	Metal sheet ceiling with steel beams and ducting above modern suspended ceiling tiles, timber/plasterboard walls/boxing, modern lino floor, timber door and frame. Modern WC fittings.
Art and Photography Building	Store 1	1st Floor – Store 1	Solid ceiling and walls, modern lino onto solid floor. Redundant metal boiler and GRP water tank in ceiling void
Art and Photography Building	Tech store 1	1st Floor – Tech store 1	Modern fibreboard suspended ceiling tiles with high level metal sheet ceiling above with MMMF insulated pipes and plasterboard/timber upstands. Plasterboard/solid walls, carpet onto timber floor, timber doors and frames.
Art and Photography Building	Tech store 2	1st Floor – Tech store 2	High level metal sheet ceiling with MMMF insulated pipes and plasterboard/timber upstands. Plasterboard/solid walls, modern lino onto solid floor, timber doors and frames.
Art and Photography Building	Wheelchair storage	1st Floor – Wheelchair storage	Metal sheet ceiling with steel beams and MMMF fire breaks, timber/plasterboard walls and boxing, solid floor, metal windows, timber door and frame.

Legend:

Asbestos positive assessment

Asbestos negative assessment

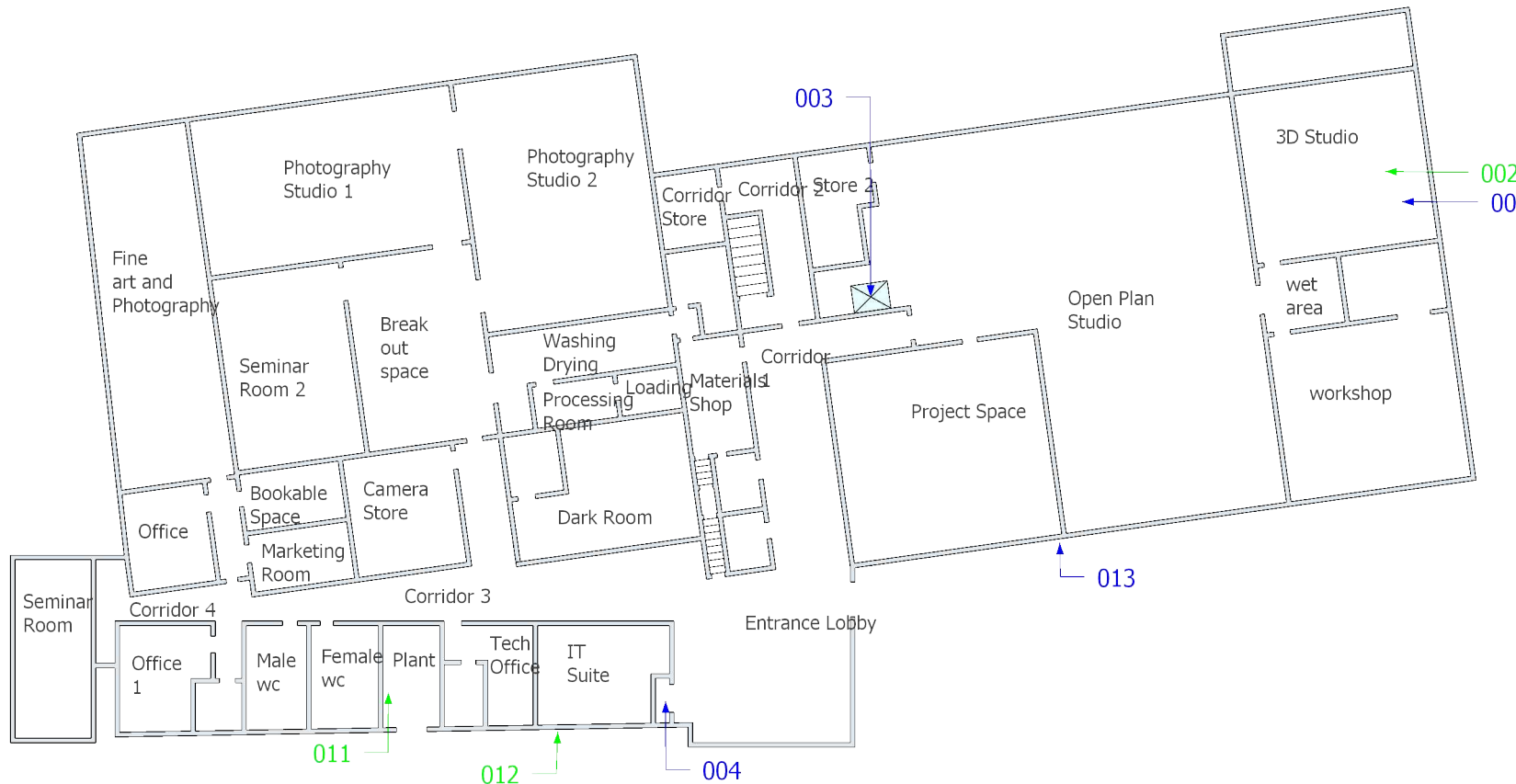
No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.



Drawing not to scale

Survey reference:
 J20807

Survey date:
 July 2018

Building:
 Main

Floor:
 Ground

Site address:
 Centre for arts & photography,
 Hardwick Campus,
 St Pauls Road,
 Cheltenham,
 GL50 4BS

Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

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Drawing not to scale

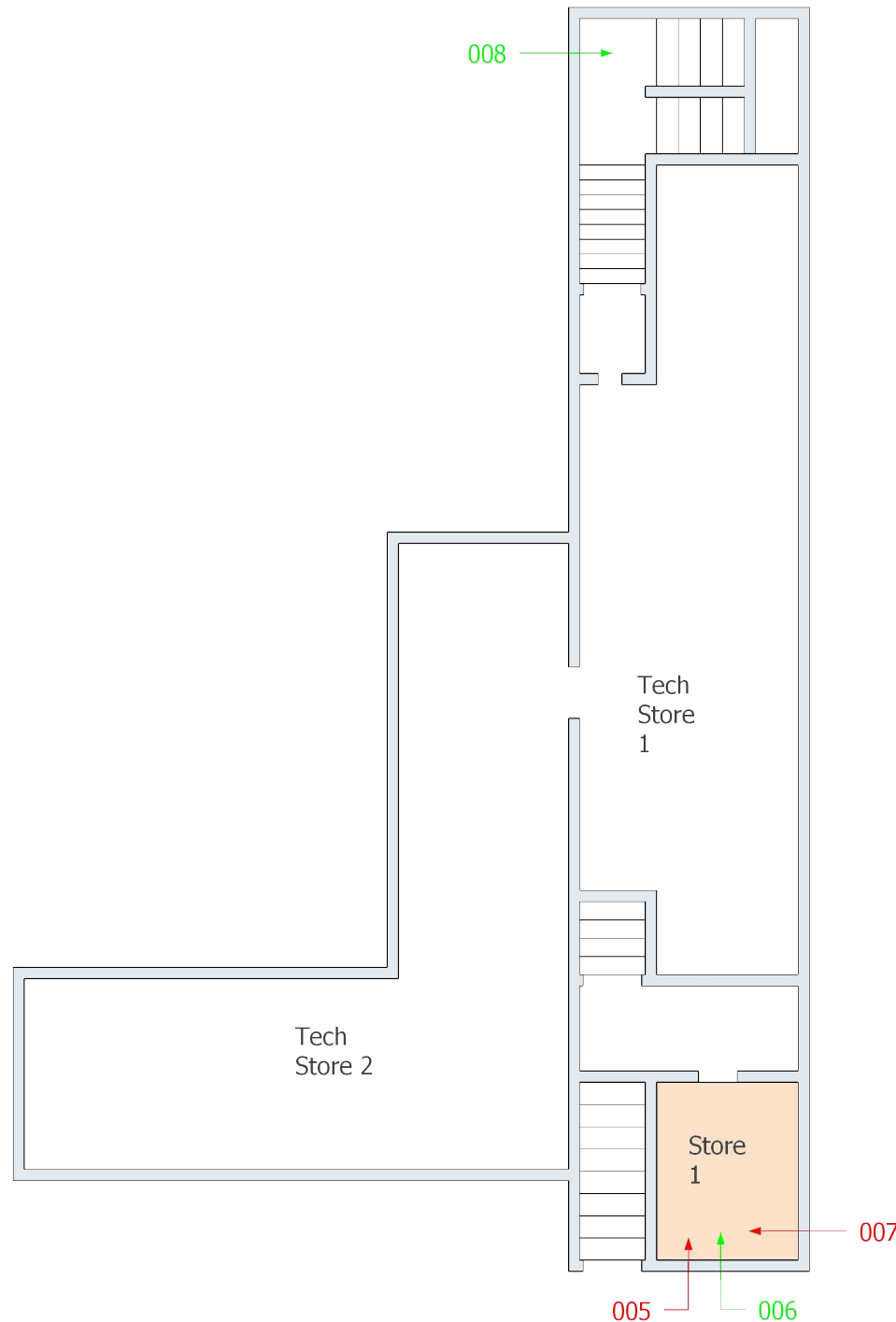
Survey reference:
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Survey date:
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Main

Floor:
First 01

Site address:
Centre for arts & photography,
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St Pauls Road,
Cheltenham,
GL50 4BS



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

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Drawing not to scale

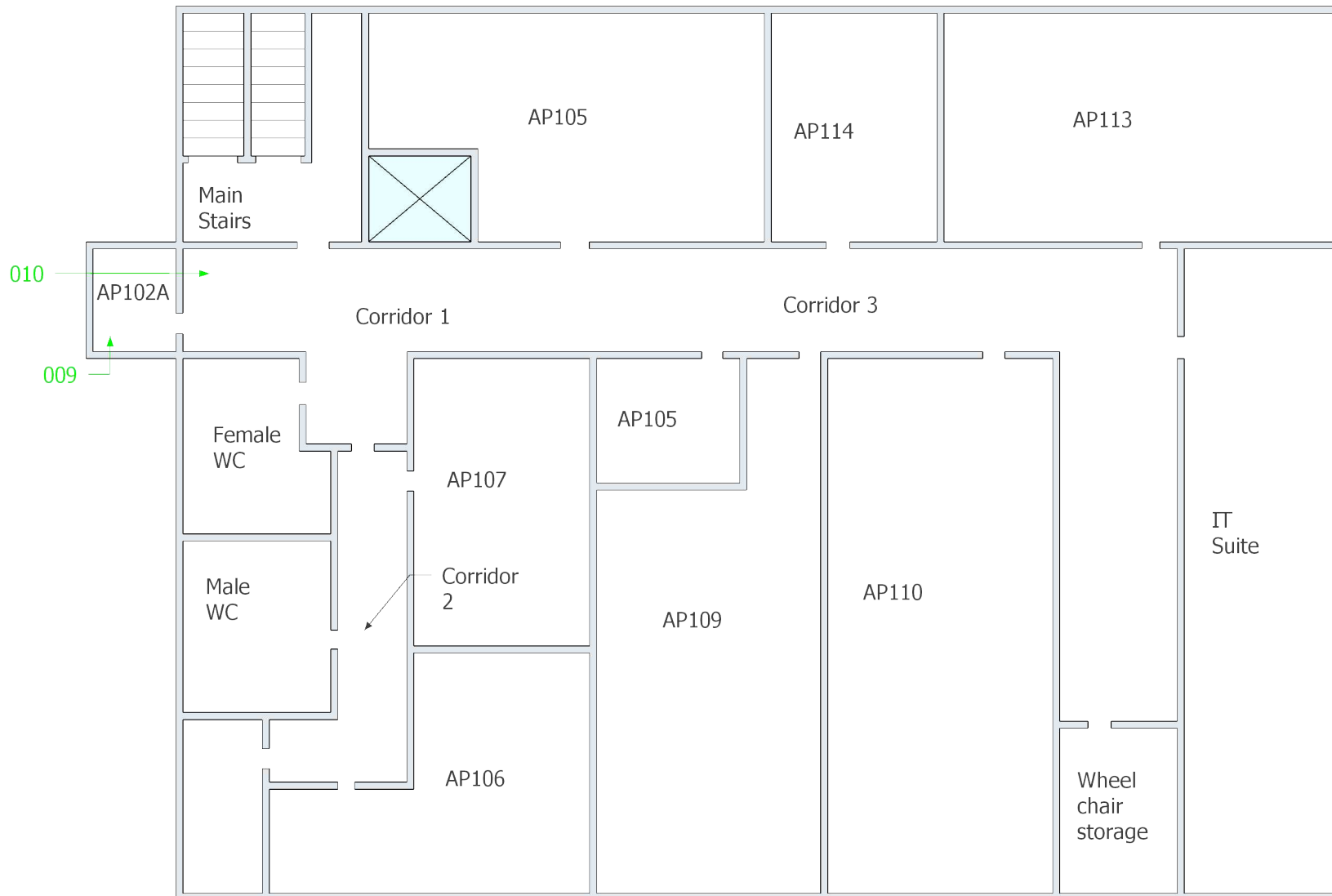
Survey reference:
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Floor:
First 02

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End of report