ASBESTOS MANAGEMENT SURVEY

St. Francis Centre Church Hall
Somerset Road, Linford
Stanford-le-Hope
SS17 0QA

Prepared For
The PCC of East and West Tilbury and Linford
C/O Canon Paul Robinson.
Francis Centre Church Hall
Somerset Road, Linford
Stanford-le-Hope
SS17 0QA

Project Reference:	APR 21465
Client Reference	St Francis Centre
Prepared By:	Andrew Large
Report Issue Date	28th May 2012

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EXECUTIVE SUMMARY

Adamson's Laboratory Services Limited carried out an Asbestos Management Survey of:

Building Name/Address	Date/s
Francis Centre Church Hall **Somerset Road**, Linford Stanford-le-Hope **SS17 0QA**	27th April 2012

The survey extended to:

The whole building.

The full scope of the survey can be found in "Scope of Work" contained in this report

Areas of Immediate Concern:

None

Summary of Other Types/Locations of ACM:

Floor	Room	Finding	Recommendation
Ground Floor	Entrance Hall	Textured coating to the plasterboard ceiling	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Ground Floor	Disabled Toilet	Textured coating to the plasterboard ceiling	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Ground Floor	Office	Textured coating to the plasterboard ceiling	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Ground Floor	Kitchen	Textured coating to the plasterboard ceiling	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Ground Floor	Provisions Store	Textured coating to the plasterboard ceiling	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Externals	Porch Entrance	painted cement panels forming the ceiling	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Externals	All Elevations	Painted cement panels forming the soffits	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme

Floor	Room	Finding	Recommendation
Externals	East Elevation	Painted cement panels beyond the ceilings to the 2 rear porches	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Externals	Roof	Cement corrugated panels forming the roof throughout see notes	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Externals	South Elevation	Painted Cement forming the gutters throughout this elevation	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Externals	South Elevation	Painted cement forming down pipes x 2	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Externals	North Elevation	Painted cement forming the majority of the gutters	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme
Externals	North Elevation	Painted cement forming down pipes x 2	4 - Document/Label as asbestos. Do not disturb. Maintain accordingly. Implement inspection programme

All the specific locations of the asbestos containing materials (ACM) are detailed in full in Appendix 1 "Survey Results Summary".

No Access Areas:

A full summary of all non accessed areas are detailed in Appendix 3 "No Access"

Floor	Room	Finding	Recommendation
Ground Floor	Entrance Hall	No access within the high level wooden horizontal boxing located adjacent the East and South walls to disturb would cause damage	8 - No access. Presumed to contain asbestos

GENERAL INFORMATION

Survey requested by	The PCC of East and West Tilbury and Linford C/O Canon Paul Robinson. **Francis** Centre Church Hall **Somerset Road**, Linford Stanford-le-Hope **SS17 0QA**
Site Name/address	**Francis** Centre Church Hall **Somerset Road**, Linford Stanford-le-Hope **SS17 0QA**
Date/s of survey	27th April 2012
Report issued	
Surveyor/s	Ian McClellan

General Site Description:

A single storey structure constructed with a simple frame and pitched roof. Possibly mid 20th century.

SCOPE OF WORK

The surveyed building is

- Main church hall

Floor Boards
Floor boards will not be lifted; below floor boards are outside the scope of a management survey.
Under Floor Coverings
Fitted or fixed floor coverings will not be lifted. Loose fitting floor coverings will be lifted if no damage will be caused in doing so. Where floor coverings are lifted any finding will be specific to that area, As such the extent of the material below the covering may not be confirmed. Floor voids hidden below carpets may not be identified and are outside the scope of a management survey.
Walls
Applies to the surface treatment only. Damp course, vents, flues etc will be inspected as far as reasonably practicable. Behind walls and within wall cavities are outside the scope of a management survey.
Windows
Applies to surface materials i.e. putty, rope, mastics, and surface material of window sills or lintels only.
Doors
Where reasonably practicable the core of the door will be identified, by removing door furniture if suspected to contain an ACM. If access to the internal aspect of doors involves destructive investigation than this will be outside of the scope of a management survey.
Fixed ceilings
Applies to surface treatment only. Access above fixed ceiling which involves destructive investigation will be outside of the scope of a management survey.
Suspended ceilings
Shall be accessed above where possible. Access above suspended ceilings which involves destructive investigation will be outside of the scope of a management survey.
Boxings, Risers, Voids
Shall be accessed only where damage will not be caused.
Floor ducts
Will be lifted where possible (specialist equipment may be required).
Electrical boxes fuse boxes, switch boxes and all electrical switch gear
Will only be accessed if agreed by the client and proof of isolation is provided. Where not accessed they will still be recorded.
Boilers and Plant, Air Handling Equipment and ducts
Shall only be accessed if agreed by the client and proof of isolation is provided, or maintenance doors/hatches are accessible. Integral parts of the boiler are outside the scope of a management survey.

Pipe work – Glass fibre lagged pipes

Shall be inspected thoroughly to identify any product below the glass fibre. Bare pipe work shall be examined where reasonably practicable. Metal clad pipes are outside the scope of a management survey. Best efforts will be made to identify residues on pipe work.

Stored Equipment

General equipment will be inspected and sampled as far as reasonably practicable. However personal equipment shall not be moved or investigated.

Lofts

Shall be accessed where reasonably practicable, and where suitable boarding and lighting has been provided. Below timber boarding and mineral fibre insulation are outside the scope of a management survey unless suspected to contain ACM.

Columns

Applies to surface treatment only.

Externals

All elevations shall be assessed so far as reasonably practicable.

AIMS AND OBJECTIVES

Under Regulation 4 of the Control of Asbestos Regulations 2012 owners and occupiers of non domestic premises who have maintenance and repair responsibilities for those premises, or have access to or egress from, or persons that have control of such premises is considered to be the *"dutyholder"*

The duty holder is responsible for the safe management of ACM within the premises under their designation. In order to enable them to manage the risk from asbestos, the dutyholder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises/s and the duty holder must ensure that the risk from the asbestos is assessed, and a written plan identifying where that asbestos is located is prepared, and that measures to manage the written plan are implemented.

The requirements placed on the dutyholder are;

- to take reasonable steps to identify the locations of ACMs
- make presumptions of materials that contain asbestos
- to compile and maintain a written record of the locations of ACMs and presumed ACM

By conducting the asbestos survey the initial steps of the dutyholder's obligations have been completed.

Regulation 4 also requires the dutyholder to;

- use this record to monitor the condition of the ACMs and presumed ACM

In Regulation 4(9) of L127 - *The Management of Asbestos in Non-domestic Premises*, it details the monitoring arrangements for the ongoing management of asbestos containing materials and the inspections considered necessary.

Any ACM – identified or suspected – will need to be inspected periodically to check that it has not deteriorated or been damaged. As a minimum, the material should be checked every six to twelve months even if it is in good condition and not going to be disturbed, as it may for example be accidentally damaged. The details of the system that will be used to check the condition of the material in the plan must also be written down.

Additional requirement of Regulation 4 are;

- assess the risk of exposure from ACMs and presumed ACMs
- prepare a written plan of actions and measures necessary to manage the risks posed by the ACMs
- to prepare management plan
- take all reasonable steps to ensure these actions are carried out.

These steps may be achieved by effectively controlling any works that may affect ACMs by:

- Identifying and categorising the ACM and to manage the hazard based on prioritisation and assessments of the risk that they present.
- Allowing the production of a prioritised programme for the remediation of ACMs that, because of their location and or condition, present an actual or perceived risk to health.
- Committing adequate resources to maintain and monitor the condition of the ACMs that are assessed to be able to remain in-situ.

METHODS

ALS are accredited as an Inspection Body, number 183, by the United Kingdom Accreditation Service (UKAS), in accordance with the requirements of ISO 17020 and the relevant requirements of the BS EN ISO 9000 series of standards for asbestos surveying and inspections.

This survey was carried out encompassing the details, requirements and guidelines of HSG 264 "Asbestos: The Survey Guide", and ALS in-house procedures ASTP 2 and in accordance with The Control of Asbestos Regulations 2012.

ALS is accredited as a Testing Laboratory, number 0675, by the United Kingdom Accreditation Service (UKAS), in accordance with the requirements of ISO 17025.

All material sampling will be carried out following recognised safe procedures and in compliance with relevant legislation. All samples taken will be returned to the ALS in-house laboratory and analysed in accordance with HSG 248: Asbestos: The analysts' guide for sampling, analysis and clearance procedures, using polarised light microscopy with stain dispersion technique.

CAVEATS

Debris from previous asbestos removal projects may well be present in some areas, and may have been enclosed by new secured coverings, exposing this debris does not form part of this survey, however all good intentions are made for its discovery. It must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations 2002, or other similar subsequent regulations laying down certain enforceable guidelines. Asbestos removal prior to these regulations would not be of today's standard and, therefore, debris may be present below new coverings.

Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (e.g. textured coating). Where this is the case, the sample taken may not be representative of the whole product throughout.

ALS cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos, some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

KEY TO SURVEY RESULTS

The purpose of the materials assessment is to establish the relative ability of various types of asbestos containing materials to release fibres into the air, should they be disturbed. The type of fibre is also taken into account. The assessment is carried out as an integral part of the survey; it requires no knowledge about the buildings use. A simple four parameter additive algorithm is used to assess the likely magnitude of release from the material, given standard disturbance.

The four main parameters which will determine the amount of fibre release from an asbestos containing material which will determine the amount of fibre release when subject to a standard disturbance are the product type, extent of damage or deterioration, surface treatment and asbestos types. Each parameter is scored as high = 3, medium = 2 or low = 1; two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

The algorithm is evaluated using four categories: high, medium, low and very low. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

The material assessment identifies the 'high-hazard' materials, the materials that are most likely to release airborne fibres if disturbed. It does not automatically follow that those materials given the highest score in the material assessment will be the priority for remedial action.

Priority must be determined by carrying out a risk assessment which takes into account factors such as:

- The location of the material
- The extent of the material
- The occupancy of the area
- The activities carried on in the area
- The likelihood/frequency with which maintenance activites are likely to take place,

The priority assessment can only be carried out with a detailed knowledge of all these factors.
The surveyor will capture some of the information to contribute to the priority assessment. However, it is the dutyholder, under CAR 2012, who is required to make the detailed assessment.
The combined material and priority assessment results, called the Total Priority Assessment Score, should be used to establish the priority for those ACMs needing remedial action and the type of action to be taken.

CONCLUSIONS & ACTIONS

There are identified locations of ACMs that are considered to be areas of "Immediate Concern". These areas are listed in the Executive Summary. A brief "Actions" statement has been given applicable to each location.

All the locations of the ACMs are detailed in Appendix 1 "Survey Results Summary"

Areas of "No Access" are listed in Appendix 3. A desk study should be carried out to establish if the no access areas can be accessed and additional investigations carried out to verify the presence of ACMs.

There are identified locations of ACMs that are considered to be areas of "Immediate Concern". These areas are listed in the Executive Summary. A brief "Actions" statement has been given applicable to each location.

All the locations of the ACMs are detailed in Appendix 1 "Survey Results Summary"

Areas of "No Access" are listed in Appendix 3. There are numerous elements of the building fabric where access was not gained during the course of the survey. There are also complete rooms/areas where access was not permitted.

A desk study should be carried out to establish if the no access areas can be accessed and additional investigations carried out to verify the presence of ACMs. For all "No Access" the presumption that asbestos materials are present should be observed.

<u>On Going Considerations</u>
All the identified asbestos locations should be labelled with an asbestos "A" warning sticker or similar. Following any remediation works such as encapsulation, the warning label must be re-affixed to the location.

In Regulation 4(9) of L127 - *The Management of Asbestos in Non-domestic Premises*, it details the monitoring arrangements for the ongoing management of asbestos containing materials and the inspections considered necessary.

Any ACM – identified or suspected – will need to be inspected periodically to check that it has not deteriorated or been damaged. Decisions on how often this needs to be done can be made by thinking about where the materials is, how many people work near it, whether it is easy to reach and might get bumped by trolleys or vehicles, whether it might be damaged by vermin or water leakage or whether it is out of the way. It will need to be checked more often if it is in a place where it might get damaged. The records/drawings must be updated to reflect any changes discovered.

As a minimum, the material should be checked every six to twelve months even if it is in good condition and not going to be disturbed, as it may for example be accidentally damaged. The details of the system that will be used to check the condition of the material in the plan must also be written down.

It will be necessary for the qualified surveyors to individually inspect all of the known locations of asbestos containing materials. Rooms by room, floor by floor,

building by building, site by site. **All** locations must be inspected and a condition, priority and management assessment made of the asbestos material specific to its location.

Following the re-inspection programme, the information on the asbestos register database must be updated.

Refurbishment, Maintenance Upgrades, Demolition etc

Prior to any refurbishment, maintenance upgrades, demolition etc. the asbestos materials in the building must be considered. When the initial scope is devised, a desk study of the affected areas or if necessary the complete building can be carried out to provide an insight of the asbestos material in the areas affected.

A requirement of Control of Asbestos Regulations 2012, the Construction (Design Management) Regulations 2007 and the Management of Health and Safety at Work Regulations 1999, will be to carry out an Asbestos Refurbishment or Demolition Survey. This type of survey is more invasive than a management survey and will look to investigate beyond the decorative façade of the building and the normally occupied spaces.

Prepared for and on behalf of ALS Limited:

Andrew Large ALS Project Manager
Title Operations Director
Date: 28th May 2012

Site surveyed and report reviewed by:

Ian McClellan
Surveyor

Report approved by:

Jane Adamson BSc (Hons)
CCP (Asbestos)
Managing Director

Appendix 1: Survey Results - Summary

St Francis Centre

Survey date: 27 Apr 2012

The following summary lists the rooms where asbestos materials were identified

Product Description	Survey Type	Result	Condition	Surface Treatment	Material Assess. Score	Extent	Accessibility	Identification Level	Priority Assess. Score	Total Priority Assess. Score	Action	Photo No.
Ground Floor - **Entrance Hall**												
Textured coating to the plasterboard ceiling	Mngt. Survey	Chrysotile	Good	Composite	2	<10 m2	Low	Sampled IM001 / BO513430	4	6	Monitor	1
Ground Floor - **Disabled Toilet**												
Textured coating to the plasterboard ceiling	Mngt. Survey	Chrysotile	Good	Composite	2	<10 m2	Low	Sampled IM002 / BO513431	4	6	Monitor	3
Ground Floor - **Office**												
Textured coating to the plasterboard ceiling	Mngt. Survey	Chrysotile	Good	Composite	2	<10 m2	Low	Sampled IM004 / BO513433	4	6	Monitor	6
Ground Floor - **Kitchen**												
Textured coating to the plasterboard ceiling	Mngt. Survey	Chrysotile	Good	Composite	2	>10 m2 - <50 m2	Low	Sampled IM005 / BO513434	5	7	Monitor	7
Ground Floor - **Provisions Store**												
Textured coating to the plasterboard ceiling	Mngt. Survey	Chrysotile	Good	Composite	2	<10 m2	Low	Sampled IM006 / BO513435	4	6	Monitor	9

****** Must be read in conjunction with the Asbestos Survey ******

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St Francis Centre

Survey date: 27 Apr 2012

The following summary lists the rooms where asbestos materials were identified

Product Description	Survey Type	Result	Condition	Surface Treatment	Material Assess. Score	Extent	Accessibility	Identification Level	Priority Assess. Score	Total Priority Assess. Score	Action	Photo No.
Externals - **Porch Entrance**												
painted cement panels forming the ceiling	Mngt. Survey	Chrysotile	Good	Enclosed sprays	3	<10 m2	Low	Sampled IM007 / BO513436	3	6	Monitor	13
Externals - **All Elevations**												
Painted cement panels forming the soffits	Mngt. Survey	Chrysotile	Good	Enclosed sprays	3	>10 m2 - <50 m2	Low	Sampled IM008 / BO513437	4	7	Monitor	14
Externals - **East Elevation**												
Painted cement panels beyond the ceilings to the 2 rear porches	Mngt. Survey	Chrysotile	Good	Enclosed sprays	3	<10 m2	Low	Strongly Presumed Not sampled. Similar to IM008 / BO513437	3	6	Monitor	15
Externals - **Roof**												
Cement corrugated panels forming the roof throughout see notes	Mngt. Survey	Chrysotile	Good	Enclosed sprays	3	>50 m2	Low	Sampled IM009 / BO513438	5	8	Monitor	16

Supplementary Note: The cement panels must be within all loft spaces internally

Appendix 1: Survey Results - Summary

St Francis Centre

Survey date: 27 Apr 2012

The following summary lists the rooms where asbestos materials were identified

Product Description	Survey Type	Result	Condition	Surface Treatment	Material Assess. Score	Extent	Accessibility	Identification Level	Priority Assess. Score	Total Priority Assess. Score	Action	Photo No.
Externals - **South Elevation**												
Painted Cement forming the gutters throughout this elevation	Mngt. Survey	Chrysotile, Amosite	Good	Enclosed sprays	4	>10 m2 - <50 m2	Low	Sampled IM010 / BO513439	4	8	Monitor	17
Painted cement forming down pipes x 2	Mngt. Survey	Chrysotile	Good	Enclosed sprays	3	>10 m2 - <50 m2	High	Strongly Presumed Not sampled. Similar to IM011 / BO513440	6	9	Monitor	18
Externals - **North Elevation**												
Painted cement forming the majority of the gutters	Mngt. Survey	Chrysotile, Amosite	Good	Enclosed sprays	4	>10 m2 - <50 m2	Low	Strongly Presumed Not sampled. Similar to IM010 / BO513439	4	8	Monitor	19
Painted cement forming down pipes x 2	Mngt. Survey	Chrysotile	Good	Enclosed sprays	3	>10 m2 - <50 m2	High	Sampled IM011 / BO513440	8	11	Monitor	20

****** Must be read in conjunction with the Asbestos Survey ******

Appendix 1: Survey Results - Summary

Survey date: 27 Apr 2012

The following summary lists the rooms where asbestos materials were identified

Product Description	Survey Type	Result	Condition	Surface Treatment	Material Assess. Score	Extent	Accessibility	Identification Level	Priority Assess. Score	Total Priority Assess. Score	Action	Photo No.

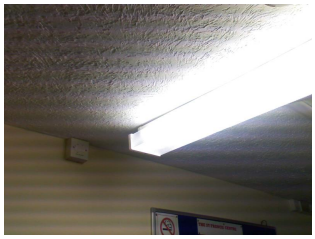
Surface Treatment Abbreviations:
Composite: Composite materials containing asbestos:reinforced plastics, resins, vinyl tile
Enclosed sprays: Enclosed sprays and lagging, AIB, asbestos cement sheets etc

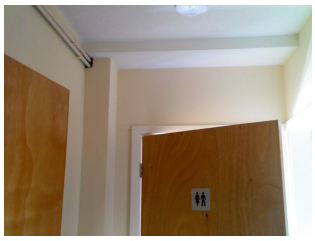
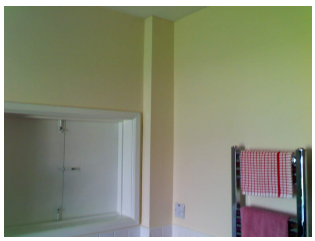
Survey Type Abbreviations:
Mngt Survey: Management Survey
R/D Survey: Refurbishment / Demolition Survey

****** Must be read in conjunction with the Asbestos Survey ******

St Francis Centre

Survey date: 27 Apr 2012

Product Description	Summary Information		Photograph	Photo No.
Ground Floor - Entrance Hall				
Textured coating to the plasterboard ceiling	Survey	Management Survey		1
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM001 / BO513430		
	Action	Monitor		
No access within the high level wooden horizontal boxing located adjacent the East and South walls to disturb would cause damage	Survey	Management Survey		2
	Result	Not sampled		
	Conditon	Unknown		
	Id. Level	Presumed to contain asbestos		
	Action	Investigate further		
Ground Floor - Disabled Toilet				
Textured coating to the plasterboard ceiling	Survey	Management Survey		3
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM002 / BO513431		
	Action	Monitor		
No access within the wooden boxings located on the ceiling,adjacent the East,West,and South walls to disturb would cause damage	Survey	Management Survey		4
	Result	Not sampled		
	Conditon	Unknown		
	Id. Level	Presumed to contain asbestos		
	Action	Investigate further		

Product Description	Summary Information		Photograph	Photo No.
Ground Floor - Toilet Lobby				
No access within tne wooden vertical boxing located in the South East corner and within the high level wooden horizontal boxing adjacent the South wall	Survey	Management Survey		5
	Result	Not sampled		
	Conditon	Unknown		
	Id. Level	Presumed to contain asbestos		
	Action	Investigate further		
Ground Floor - Office				
Textured coating to the plasterboard ceiling	Survey	Management Survey		6
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM004 / BO513433		
	Action	Monitor		
Ground Floor - Kitchen				
Textured coating to the plasterboard ceiling	Survey	Management Survey		7
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM005 / BO513434		
	Action	Monitor		
No access within the Vertical wooden boxing located in the South East corner to disturb would cause damage	Survey	Management Survey		8
	Result	Not sampled		
	Conditon	Unknown		
	Id. Level	Presumed to contain asbestos		
	Action	Investigate further		

Product Description	Summary Information		Photograph	Photo No.
Ground Floor - Provisions Store				
Textured coating to the plasterboard ceiling	Survey	Management Survey		9
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM006 / BO513435		
	Action	Monitor		
Ground Floor - Main Hall				
No access within the low level wooden boxings located on the North and South walls to disturb would cause damage	Survey	Management Survey		10
	Result	Not sampled		
	Conditon	Unknown		
	Id. Level	Presumed to contain asbestos		
	Action	Investigate further		
No access within the vertical and horizontal wooden boxings located on the West wall to disturb would cause damage	Survey	Management Survey		11
	Result	Not sampled		
	Conditon	Unknown		
	Id. Level	Presumed to contain asbestos		
	Action	Investigate further		
No access to the high level ceiling panels and to the loft traps see notes	Survey	Management Survey		12
	Result	Not sampled		
	Conditon	Unknown		
	Id. Level	Presumed to contain asbestos		
	Action	Investigate further		
Supplementary Note: The lower ceiling panels are fibre board and visually the high level pane.s lolk the same				

Product Description	Summary Information		Photograph	Photo No.
Externals - Porch Entrance				
painted cement panels forming the ceiling	Survey	Management Survey		13
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM007 / BO513436		
	Action	Monitor		
Externals - All Elevations				
Painted cement panels forming the soffits	Survey	Management Survey		14
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM008 / BO513437		
	Action	Monitor		
Externals - East Elevation				
Painted cement panels beyond the ceilings to the 2 rear porches	Survey	Management Survey		15
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Strongly Presumed Not sampled. Similar to IM008 / BO513437		
	Action	Monitor		
Externals - Roof				
Cement corrugated panels forming the roof throughout see notes	Survey	Management Survey		16
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM009 / BO513438		
	Action	Monitor		

Supplementary Note: The cement panels must be within all loft spaces internally

Product Description	Summary Information		Photograph	Photo No.
Externals - South Elevation				
Painted Cement forming the gutters throughout this elevation	Survey	Management Survey		17
	Result	Chrysotile, Amosite		
	Conditon	Good		
	Id. Level	Sampled IM010 / BO513439		
	Action	Monitor		
Painted cement forming down pipes x 2	Survey	Management Survey		18
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Strongly Presumed Not sampled. Similar to IM011 / BO513440		
	Action	Monitor		
Externals - North Elevation				
Painted cement forming the majority of the gutters	Survey	Management Survey		19
	Result	Chrysotile, Amosite		
	Conditon	Good		
	Id. Level	Strongly Presumed Not sampled. Similar to IM010 / BO513439		
	Action	Monitor		
Painted cement forming down pipes x 2	Survey	Management Survey		20
	Result	Chrysotile		
	Conditon	Good		
	Id. Level	Sampled IM011 / BO513440		
	Action	Monitor		

Appendix 3: No Access

St Francis Centre

Survey date: 27 Apr 2012

The following summary lists the rooms where no access was gained

Product Description	Survey Type	Identification Level	Action
Ground Floor - **Entrance Hall**			
No access within the high level wooden horizontal boxing located adjacent the East and South walls to disturb would cause damage	Management Survey	Presumed to contain asbestos	Investigate further
Ground Floor - **Disabled Toilet**			
No access within the wooden boxings located on the ceiling,adjacent the East,West,and South walls to disturb would cause damage	Management Survey	Presumed to contain asbestos	Investigate further
Ground Floor - **Toilet Lobby**			
No access within tne wooden vertical boxing located in the South East corner and within the high level wooden horizontal boxing adjacent the South wall	Management Survey	Presumed to contain asbestos	Investigate further
Ground Floor - **Kitchen**			
No access within the Vertical wooden boxing located in the South East corner to disturb would cause damage	Management Survey	Presumed to contain asbestos	Investigate further
Ground Floor - **Main Hall**			
No access within the low level wooden boxings located on the North and South walls to disturb would cause damage	Management Survey	Presumed to contain asbestos	Investigate further
No access within the vertical and horizontal wooden boxings located on the West wall to disturb would cause damage	Management Survey	Presumed to contain asbestos	Investigate further
No access to the high level ceiling panels and to the loft traps see notes	Management Survey	Presumed to contain asbestos	Investigate further

Supplementary Note: The lower ceiling panels are fibre board and visually the high level pane.s lolk the same

St Francis Centre

Survey date: 27 Apr 2012

The following summary lists the rooms where non-asbestos materials were identified

Product Description	Survey Type	Identification Level	Result
Ground Floor - **Entrance Hall**			
Doors, Floor covering, Walls: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Disabled Toilet**			
Door, Floor covering, Walls, Windows: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Cupboard**			
Textured coating to the plasterboard ceiling	Management Survey	Strongly Presumed Not sampled. Similar to IM003 / BO513432	No asbestos detected
Door, Floor covering, Walls: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Toilet Lobby**			
Textured coating to the plasterboard ceiling	Management Survey	Strongly Presumed Not sampled. Similar to IM003 / BO513432	No asbestos detected
Doors, Floor covering, Walls: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Toilet**			
Textured coating to the plasterboard ceiling	Management Survey	Sampled IM003 / BO513432	No asbestos detected
Door, Floor covering, Walls, Windows: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Office**			
Door, Floor covering, Walls, Windows: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified

St Francis Centre

Survey date: 27 Apr 2012

The following summary lists the rooms where non-asbestos materials were identified

Product Description	Survey Type	Identification Level	Result
Ground Floor - **Kitchen**			
Door, Floor covering, Walls, Windows, Modern mastic pad beneath modern sink : No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Provisions Store**			
Door, Floor covering, Walls, Windows: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Main Hall**			
Doors, Floor covering, Walls, Windows: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Ground Floor - **Furniture Store**			
Walls,floor ceiling and doors;No asbestos visually identified	Management Survey		No Suspect Asbestos Material Visually Identified
Externals - **Porch Entrance**			
Roofing felt located to the roif of the porch entrance	Management Survey	Sampled IM013 / BO513442	No asbestos detected
Doors, Floor covering, Walls: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified
Externals - **All Elevations**			
Cement/concrete type material forming the external walls except the West elevation	Management Survey	Sampled IM012 / BO513441	No asbestos detected
Externals - **North Elevation**			
Plastic gutter is in place located adjacent a section of the office, Cast down pipe located adjacent the kitchen: No Suspect Asbestos Material Visually Identified	Management Survey		No Suspect Asbestos Material Visually Identified

Appendix 5

Our Ref: APR **21465**

28 May 2012

Canon Paul Robinson

The PCC of East & West Tilbury and Linford

c/o Canon Paul Robinson
The Rectory
24 Somerset Road
Stanford-le-Hope
SS17 0QA

UKAS TESTING 0675

CERTIFICATE OF BULK ANALYSIS FOR ASBESTIFORM MATERIALS

The samples were analysed using polarised light microscopy with dispersion staining in accordance with ALS documented in-house procedures based upon HSE document "Asbestos: The analysts guide for sampling, analysis and clearance procedures HSG248."

CLIENT REF/
JOB REF: APR: **21465**

ANALYSIS STARTED: 06-May-12

St Francis Centre
Junction Lower Crescent And Somerset Road
Stanford-Le-Hope
Essex SS17 0QA

SAMPLE NO. / SAMPLE DATE	LOCATION OF SAMPLE	RESULT OF ANALYSIS	ANALYSED BY
BO513430 / IM001 27-Apr-12	Textured coating to the plasterboard ceiling Ground Floor / Entrance Hall	Chrysotile	JEH
BO513431 / IM002 27-Apr-12	Textured coating to the plasterboard ceiling Ground Floor / Disabled Toilet	Chrysotile	JEH
BO513432 / IM003 27-Apr-12	Textured coating to the plasterboard ceiling Ground Floor / Toilet	No Asbestos Detected In Sample	JEH

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49 Lampits Hill, Stanford-le-Hope, Essex SS17 9AA. Phone 01375 673279 Fax 01375 678059
Company Reg No. 1946049 (A wholly owned subsidiary of the PHSC plc Group)

SAMPLE NO. / SAMPLE DATE	LOCATION OF SAMPLE	RESULT OF ANALYSIS	ANALYSED BY
BO513433 / IM004 27-Apr-12	Textured coating to the plasterboard ceiling Ground Floor / Office	Chrysotile	JEH
BO513434 / IM005 27-Apr-12	Textured coating to the plasterboard ceiling Ground Floor / Kitchen	Chrysotile	JEH
BO513435 / IM006 27-Apr-12	Textured coating to the plasterboard ceiling Ground Floor / Provisions Store	Chrysotile	JEH
BO513436 / IM007 27-Apr-12	painted cement panels forming the ceiling Externals / Porch Entrance	Chrysotile	JEH
BO513437 / IM008 27-Apr-12	Painted cement panels forming the soffits Externals / All Elevations	Chrysotile	JEH
BO513438 / IM009 27-Apr-12	Cement corrugated panels forming the roof throughout see notes Externals / Roof	Chrysotile	JEH
BO513439 / IM010 27-Apr-12	Painted Cement forming the gutters throughout this elevation Externals / South Elevation	Amosite Chrysotile	JEH
BO513440 / IM011 27-Apr-12	Painted cement forming down pipes x 2 Externals / North Elevation	Chrysotile	JEH

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SAMPLE NO. / SAMPLE DATE	LOCATION OF SAMPLE	RESULT OF ANALYSIS	ANALYSED BY
BO513441 / IM012 27-Apr-12	Cement/concrete type material forming the external walls except the West elevation Externals / All Elevations	No Asbestos Detected In Sample	JEH
BO513442 / IM013 27-Apr-12	Roofing felt located to the roif of the porch entrance Externals / Porch Entrance	No Asbestos Detected In Sample	JEH

The end of reported data

Key to analysis

Crocidolite - blue Amosite - brown Chrysotile - white No Asbestos Detected - no asbestos detected in sample

For and on behalf of Adamson Laboratory Services Ltd

Jane Adamson
Director

Documentation reviewed by

Asbestos Technician

Recommendations and opinions based on this document are outside the scope of UKAS accreditation.

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Ground Floor & Externals

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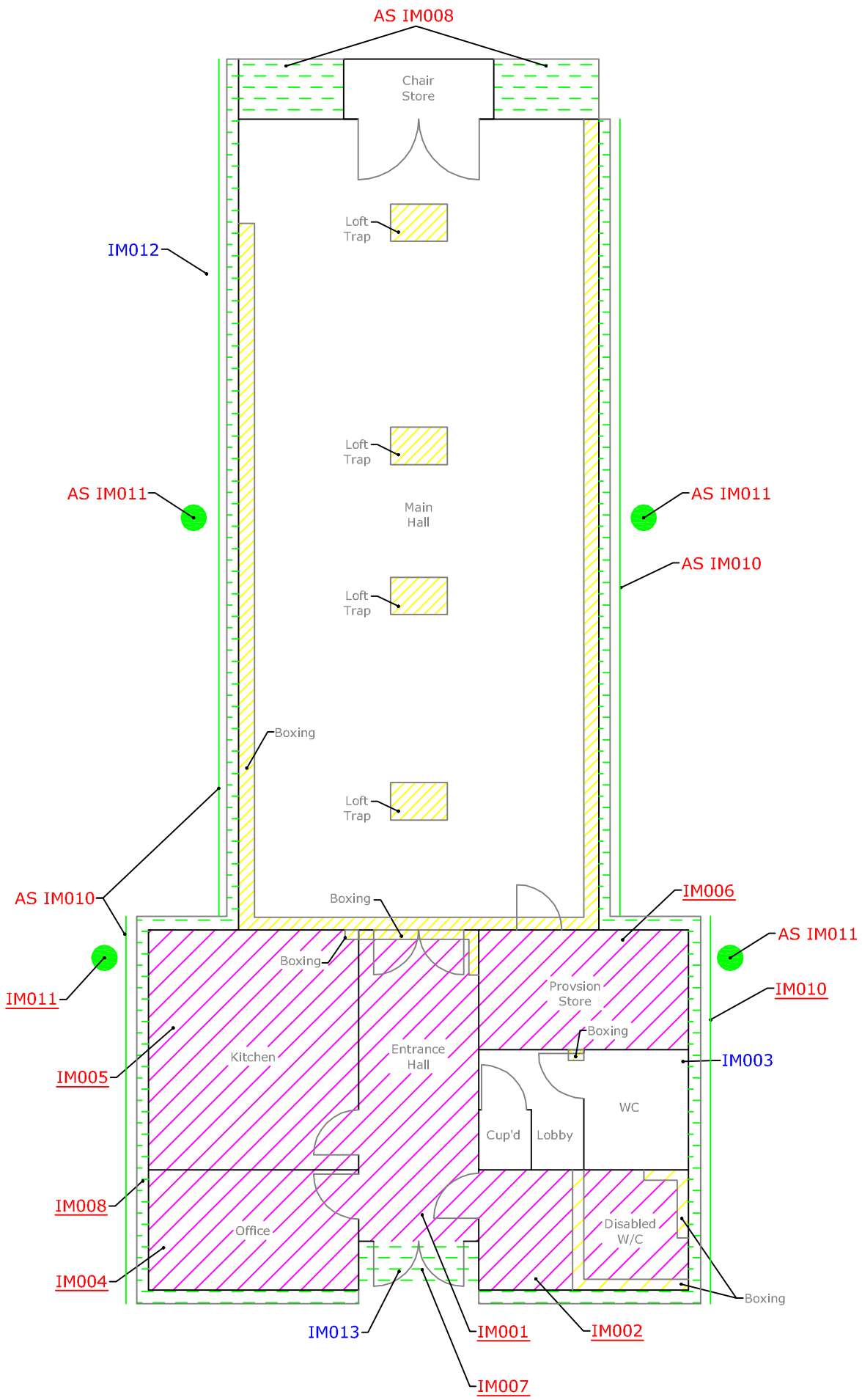

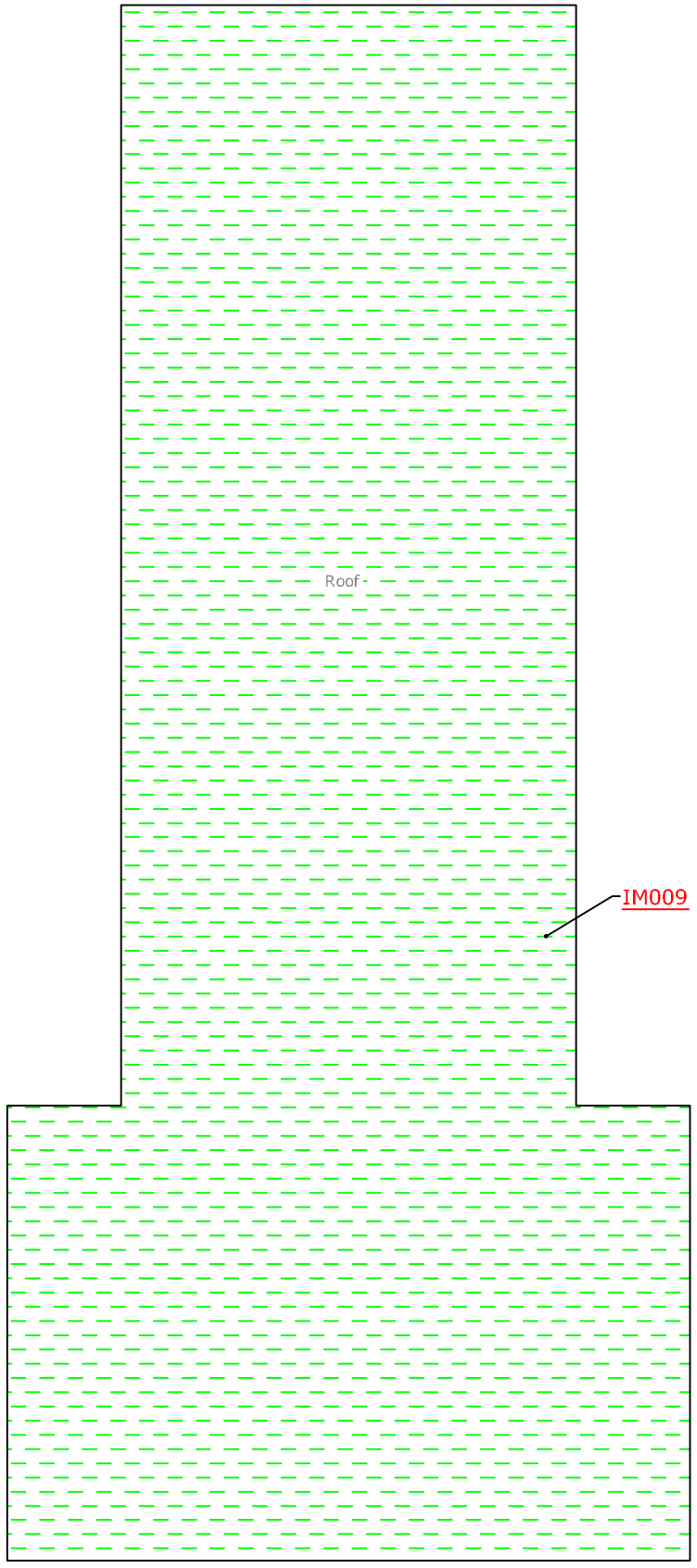

GENERAL KEY

- AREA NOT SURVEYED / NO ACCESS
- LIMITED ACCESS
- TEXT — APPROXIMATE LOCATION OF ASBESTOS REMOVED
- TEXT — APPROXIMATE LOCATION OF ASBESTOS SAMPLE
- TEXT — APPROXIMATE LOCATION OF NON-ASBESTOS SAMPLE

FOR A COMPLETE LIST OF ALL NO ACCESS LOCATIONS PLEASE SEE TABLE 1 OF THE ASBESTOS SURVEY REPORT

DETAIL KEY

- ASBESTOS CEMENT BASED MATERIAL
- ASBESTOS CONTAINING TEXTURED COATING

ADAMSON'S LABORATORY SERVICES LIMITED
Unit 6 Blotts Barn, Brooks Road
Raunds Northamptonshire
NN9 6NS
Fax 01933 461729
Phone 01933 461855

CLIENT

St Francis Centre

This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:

PROPERTY TITLE

St Francis Centre
Junction Lower Cresent And
Somerset Road
Stanford-Le-Hope
SS17 0QA

Ref. No. APR21465	DRAWN / DATED	LM 21-05-2012
Nos. 1/1	REV	

DRAWING FILE No.
APR21465 St Francis Centre