

ASBESTOS MANAGEMENT SURVEY

SURVEY REFERENCE NO. J006049

Flat Block 1-54 Mercers
Harlow
Essex
CM19 5PN





Version No.	Issue Date	Report Review by (Name/Position)	Signature
1	27 June 2024	Jamie Hagland Jamie Hagland	 

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1 – INTRODUCTION, SCOPE OF SURVEY AND METHODOLOGY

The scope of works was to conduct a management survey to the communal areas.

Only external high-level areas / components that were deemed safe to access, by the lead surveyor, were inspected.

Only essential services that were deemed safe to access, by the lead surveyor, were inspected.

The building is used for residential purposes. During the course of the survey the premise was occupied and operational. We have designated this building to be classified as domestic in HSG264.

The building was built in approximately the 1960s.

The findings of ACM's within this survey report are based on material assessment in accordance with HSG 264; Asbestos: The Survey Guide. Findings contained within this report must be included when risk assessments are carried out for any proposed works.

Asbestos Management Survey: Standard sampling, identification and assessment survey.

To locate and identify as far as is reasonably practicable the presence and extent of suspected ACM's within the designated areas of the site and assess their condition. Representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the surveyors' judgement. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present.

All materials suspected of containing asbestos will be inspected as far as is reasonably practicable to enable assessment and quantification. The extent and limitations of inspections will be determined by the surveyor's experience and knowledge and the scope of work agreed by the client's representative before commencement of survey.

All assessments will be made on suspect ACM's visually exposed and accessible to the surveyor. No suspect ACM's will be disturbed in any way to enable inspection of unexposed areas. This would also apply to assessing additional quantities of suspect ACM's that may exist within void areas and are not visible for inspection.

It is possible that ACM's may be found at a later date when alterations or demolition works are carried out which at the time of the survey could not be identified due to access restrictions or the material being hidden. MAC Environmental Ltd will not accept responsibility for ACM's subsequently being discovered in these instances.

All recommendations written within this survey report are based on a material assessment which will put the ACM in a specific risk category (high, medium, low or very low risk).

QUANTITIES

All quantities stated within this report are based on the surveyor's estimates. These are approximate and should not be used for contractual purposes.

METHODOLOGY

Inspections

All suspect materials were investigated as far as reasonably practicable within the survey scope.

Sampling strategy

Representative samples were taken from all types of materials suspected of containing asbestos. Sampling frequency is at the discretion of the survey team and is dependent on site specific circumstances.

The sampling methods used are in accordance with current legislation and guidance.

Sample analysis

All samples were analysed in accordance with current regulations.

2 – GENERAL SITE AND SURVEY INFORMATION

Sample analysis carried out by:	MAC Environmental Ltd The Office North Benfleet Hall Road Wickford Essex SS12 9JR
Surveyor(s):	Jamie Hagland
Client:	Harlow Council Latton Bush Centre Southern Way Harlow CM18 7BL
Survey commissioned by:	Harlow Council
Site address:	Flat Block 1-54 Mercers Harlow Essex CM19 5PN
Dates of survey:	18 Jun 2024
Type of survey and any variations:	Asbestos Management Survey
Date report issued:	27 Jun 2024

3 – EXECUTIVE SUMMARY

LIST OF IDENTIFIED OR PRESUMED ASBESTOS CONTAINING MATERIALS

ASBESTOS CONTAINING MATERIAL WITH A HIGH POTENTIAL TO RELEASE FIBRES IF DISTURBED

Inspection No	Building Name/No	Floor/Level	Area/Room	Element/Component	Material Description	Recommended Action
There were no items which had a high risk.						


ASBESTOS CONTAINING MATERIAL WITH A MEDIUM POTENTIAL TO RELEASE FIBRES IF DISTURBED

Inspection No	Building Name/No	Floor/Level	Area/Room	Element/Component	Material Description	Recommended Action
There were no items which had a medium risk.						

ASBESTOS CONTAINING MATERIAL WITH A LOW OR VERY LOW POTENTIAL TO RELEASE FIBRES IF DISTURBED

Inspection No	Building Name/No	Floor/Level	Area/Room	Element/Component	Material Description	Recommended Action
22	Flat block 1-54 Mercers	External	Block 1-15	Cement tiles to high level facade and roof	Asbestos Cement	Manage
23	Flat block 1-54 Mercers	External	Block 1-15	Cement tiles to high level facade and roof	Asbestos Cement	Manage
24	Flat block 1-54 Mercers	External	Block 1-15	Cement capping to pitched roofline	Asbestos Cement	Manage
25	Flat block 1-54 Mercers	External	Block 5-21	Cement tiles to high level facade and roof	Asbestos Cement	Manage
26	Flat block 1-54 Mercers	External	Block 5-21	Cement tiles to high level facade and roof	Asbestos Cement	Manage
27	Flat block 1-54 Mercers	External	Block 5-21	Presumed cement capping to pitched roofline	Asbestos Cement	Manage
28	Flat block 1-54 Mercers	External	Block 22-54	Cement roof tiles to high level facade and roof	Asbestos Cement	Manage
29	Flat block 1-54 Mercers	External	Block 22-54	Cement roof tiles to high level roof and facade	Asbestos Cement	Manage
31	Flat block 1-54 Mercers	External	Block 29-42	Cement roof tiles to high level facade and roof	Asbestos Cement	Manage
32	Flat block 1-54 Mercers	External	Block 29-42	Cement roof tiles to high level roof and facade	Asbestos Cement	Manage
34	Flat block 1-54 Mercers	External	Block 33-48	Cement roof tiles to high level facade and roof	Asbestos Cement	Manage
35	Flat block 1-54 Mercers	External	Block 33-48	Cement roof tiles to high level roof and facade	Asbestos Cement	Manage

4 – AREAS NOT ACCESSED

Inspection No	Building Name/No	Floor/Level	Area/Room	Element/Location	Restriction Comments	Recommended Action	Photo
17	Flat block 1-54 Mercers	Ground Floor	Cupboard 1	Inaccessible due to being locked with non fb key lock fitted		Further Investigation required	
19	Flat block 1-54 Mercers	Ground Floor	Cupboard 2	Inaccessible due to being locked with non fb key lock fitted		Further Investigation required	No Photographic Evidence Available

5 – AREAS SURVEYED

Building	Floor	Area/Room	Item
Flat block 1-54 Mercers	External	Block 1-15	Modern mineral roof felt, brick walls, metal rain water goods, plastic downpipes, upvc fascias, no soffits, upvc window frames, ceramic tiles forming sills, timber and upvc doors and frames, copper and plastic pipework, plastic and metal flues, clay - metal and plastic ventilation grates, metal conduits, modern electrics, metal boxing, metal railings, fibreglass and metal gas meter boxing
Flat block 1-54 Mercers	External	Block 5-21	Modern mineral roof felt, brick walls, metal rain water goods, plastic downpipes, upvc fascias, no soffits, upvc window frames, ceramic tiles forming sills, timber and upvc doors and frames, copper and plastic pipework, plastic and metal flues, clay - metal and plastic ventilation grates, metal conduits, modern electrics, metal boxing, metal railings, fibreglass and metal gas meter boxing
Flat block 1-54 Mercers	External	Block 22-54	Modern mineral roof felt, brick walls, metal rain water goods, plastic down pipes, upvc fascias, no soffits, upvc window frames, ceramic tiles forming sills, timber and upvc doors and frames, copper and plastic pipework, plastic and metal flues, clay - metal and plastic ventilation grates, metal conduits, modern electrics, metal boxing, metal railings, fibreglass and metal gas meter boxing
Flat block 1-54 Mercers	External	Block 29-42	Modern mineral roof felt, brick walls, metal rain water goods, plastic down pipes, upvc fascias, no soffits, upvc window frames, ceramic tiles forming sills, timber and upvc doors and frames, copper and plastic pipework, plastic and metal flues, clay - metal and plastic ventilation grates, metal conduits, modern electrics, metal boxing, metal railings, fibreglass and metal gas meter boxing
Flat block 1-54 Mercers	External	Block 33-48	Modern mineral roof felt, brick walls, metal rain water goods, plastic down pipes, upvc fascias, no soffits, upvc window frames, ceramic tiles forming sills, timber and upvc doors and frames, copper and plastic pipework, plastic and metal flues, clay - metal and plastic ventilation grates, metal conduits, modern electrics, metal boxing, metal railings, fibreglass and metal gas meter boxing
Flat block 1-54 Mercers	External	Canopy area to entrance lobby 1	Timber panels forming ceiling, brick walls, timber door and frame, timber window frames, timber panels to wall, brick banisters, concrete stairs and floor
Flat block 1-54 Mercers	External	Canopy area to entrance lobby 2	Timber panels forming ceiling, brick walls, timber door and frame, timber window frames, timber panels to wall, brick banisters, concrete stairs and floor
Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 1	Concrete ceiling, brick walls, timber door and frame, timber window frames, metal and plastic railings, plastic stair nosing, concrete stairs and floor
Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 2	Concrete and timber panel ceiling, brick walls, timber door and frame, timber window frames, metal and plastic railings, plastic stair nosing, concrete stairs and floor
Flat block 1-54 Mercers	Ground Floor	Underpass to flat 4	Brick walls, upvc and metal doors and frames, upvc window frame, ceramic tiles forming sills, metal gas meter boxing, timber beams to walls, metal conduits, modern electrics, concrete tiles forming floor
Flat block 1-54 Mercers	Ground Floor	Bin store 1	Concrete ceiling, brick walls, metal doors and frame, plastic downpipe, plastic conduits, modern electrics, metal chute, concrete floor

Building	Floor	Area/Room	Item
Flat block 1-54 Mercers	Ground Floor	Cupboard 1	N/A
Flat block 1-54 Mercers	Ground Floor	Underpass to flat 49	Timber panels forming ceiling, brick walls, upvc and metal doors and frames, upvc window frame, ceramic tiles forming sills, metal gas meter boxing, timber beams to walls, metal conduits, modern electrics, concrete tiles forming floor
Flat block 1-54 Mercers	Ground Floor	Bin store 2	Concrete ceiling, brick walls, metal doors and frame, modern electrics, metal chute, concrete floor
Flat block 1-54 Mercers	Ground Floor	Cupboard 2	N/A
Flat block 1-54 Mercers	Ground Floor	Small cupboard	Concrete ceiling, brick walls, timber door and frame, concrete floor
Flat block 1-54 Mercers	1st Floor	Walkway to flats 16-21	Brick walls, upvc doors and frames, concrete skirting, upvc window frames, ceramic tiles forming sills, copper and plastic pipework, plastic conduits, plastic and metal flues, fibreglass gas meter boxes, clay ventilation grates, metal drains, brick banisters, plastic and metal railings, plastic stair noses, metal fencing, concrete floor and stairs
Flat block 1-54 Mercers	1st Floor	Walkway to flats 22-28	Timber ceiling panels, brick walls, upvc doors and frames, concrete skirting, upvc window frames, ceramic tiles forming sills, copper and plastic pipework, plastic and metal conduits, plastic and metal flues, fibreglass gas meter boxes, clay ventilation grates, metal drains, brick banisters, plastic and metal railings, plastic stair noses, metal fencing, concrete floor and stairs
Flat block 1-54 Mercers	1st Floor	Landing stairs 1	Timber panels forming part of ceiling, brick walls, timber window frames, metal chute, plastic down pipe, metal railings, plastic stair noses, concrete stairs and floor
Flat block 1-54 Mercers	1st Floor	Walkway to flats 12-15	Brick walls, upvc and timber doors and frames, concrete skirting, upvc window frames, ceramic tiles forming sills, copper and plastic pipework, plastic and metal conduits, plastic and metal flues, fibreglass gas meter boxes, clay ventilation grates, metal drains, brick banisters, concrete floor
Flat block 1-54 Mercers	1st Floor	Landing stairs 2	Timber panels forming ceiling and boxing, brick walls, timber window frames, metal chute, plastic downpipes, metal railings, plastic stair noses, concrete stairs and floor
Flat block 1-54 Mercers	1st Floor	Walkway to flats 29-32	Timber panels forming ceiling, brick walls, upvc doors and frames, concrete skirting, upvc window frames, ceramic tiles forming sills, copper and plastic pipework, plastic and metal conduits, plastic and metal flues, fibreglass and metal gas meter boxes, metal chute, clay and plastic ventilation grates, metal drains, brick banisters, concrete floor

Building	Floor	Area/Room	Item
Flat block 1-54 Mercers	1st Floor	Walkway to flats 33-38	Brick walls, upvc doors and frames, concrete skirting, upvc window frames, ceramic tiles forming sills, copper and plastic pipework, plastic and metal flues, upvc boxing, fibreglass gas meter boxes, clay ventilation grates, metal drains, brick banisters, plastic and metal railings, plastic stair noses, concrete floor and stairs
Flat block 1-54 Mercers	Mezzanine	Walkway to flat 11	Concrete ceiling, brick walls, upvc door and frame, concrete skirting, upvc window frames, ceramic tiles forming sill, metal conduits, plastic flue, fibreglass gas meter boxing, metal chute, plastic downpipe, clay ventilation grates, metal panel to wall, concrete floor
Flat block 1-54 Mercers	Mezzanine	Walkway to flat 39	Concrete ceiling, brick walls, upvc door and frame, concrete skirting, upvc window frames, ceramic tiles forming sill, metal conduits, modern electrics, plastic flue, fibreglass gas meter boxing, metal chute, plastic downpipe, clay ventilation grates, concrete floor

6 – IMPORTANT INFORMATION

The scope of works was to conduct a management survey to the communal areas.

7 – ASBESTOS / INSPECTIONS REGISTER

General Note

This register is a list of all inspected areas in order of Block→Floor→Area and a summary of the samples taken from each area.

Key

N.A.D: (No Asbestos Detected)	No suspected ACM's were seen and no samples were taken
N.A.D.I.S: (No Asbestos Detected In Sample)	No asbestos was detected following analysis of the sampled material
Asbestos Identified:	Asbestos was found to be present following analysis of the sampled material
Asbestos Presumed / Strongly Presumed:	Either asbestos was found to be present in another visually identical material (strongly presumed) or it was not possible to sample the suspect material (presumed)
No Access:	It was not possible to access the area. e.g. no key available or obstruction by stored items

Inspection no:	Sample no:	Building / Block	Floor level	Area	Location	Material description	Condition	Accessibility	Approx quantity	Identification
1	CW000750	Flat block 1-54 Mercers	1st Floor	Walkway to flats 16-21	Insulating board panels forming ceiling	Insulating Board	Low Damage	Occasionally likely to be disturbed	38m ²	N.A.D.I.S
2		Flat block 1-54 Mercers	1st Floor	Walkway to flats 22-28	No suspect materials found					N.A.D
3	CW000751	Flat block 1-54 Mercers	1st Floor	Landing stairs 1	Insulating board panels forming ceiling	Insulating Board	Low Damage	Occasionally likely to be disturbed	12m ²	N.A.D.I.S
4	CW000752	Flat block 1-54 Mercers	1st Floor	Landing stairs 1	Insulating board panels forming riser	Insulating Board	Low Damage	Easily disturbed	4lm	N.A.D.I.S
5	As CW000751	Flat block	1st Floor	Walkway to	Insulating board	Insulating	Low	Occasionally	25m ²	N.A.D.I.S

		1-54 Mercers		flats 12-15	panels forming ceiling	Board	Damage	likely to be disturbed		
6	As CW000752	Flat block 1-54 Mercers	1st Floor	Landing stairs 2	Insulating board panels forming riser	Insulating Board	Low Damage	Easily disturbed	2lm	N.A.D.I.S
7	CW000753	Flat block 1-54 Mercers	1st Floor	Walkway to flats 33-38	Insulating board panels forming ceiling	Insulating Board	Low Damage	Occasionally likely to be disturbed	36m ²	N.A.D.I.S
8	CW000754	Flat block 1-54 Mercers	Mezzanine	Walkway to flat 11	Textured coating to concrete ceiling	Textured Coating	Low Damage	Occasionally likely to be disturbed	8m ²	N.A.D.I.S
9	As CW000754	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 1	Textured coating to concrete ceiling	Textured Coating	Low Damage	Occasionally likely to be disturbed	12m ²	N.A.D.I.S
10	As CW000752	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 1	Insulating board panels forming riser	Insulating Board	Low Damage	Easily disturbed	2lm	N.A.D.I.S
11	CW000755	Flat block 1-54 Mercers	Mezzanine	Walkway to flat 39	Textured coating to concrete ceiling	Textured Coating	Low Damage	Occasionally likely to be disturbed	8lm	N.A.D.I.S
12	As CW000754	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 2	Textured coating to concrete ceiling	Textured Coating	Low Damage	Occasionally likely to be disturbed	7m ²	N.A.D.I.S
13	CW000756	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 2	Insulating board panels forming riser	Insulating Board	Low Damage	Easily disturbed	4lm	N.A.D.I.S
14	As CW000756	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 2	Insulating board panels forming riser	Insulating Board	Low Damage	Easily disturbed	4lm	N.A.D.I.S
15	CW000757	Flat block 1-54 Mercers	Ground Floor	Underpass to flat 4	Insulating board panels forming ceiling	Insulating Board	Low Damage	Occasionally likely to be disturbed	8m ²	N.A.D.I.S
16		Flat block	Ground	Bin store 1	No suspect					N.A.D

		1-54 Mercers	Floor		materials found					
17	Inaccessible (Presumed)	Flat block 1-54 Mercers	Ground Floor	Cupboard 1	Inaccessible due to being locked with non fb key lock fitted					Conduct Further Investigations Prior to Disturbance
18		Flat block 1-54 Mercers	Ground Floor	Bin store 2	No suspect materials found					N.A.D
19	Inaccessible (Presumed)	Flat block 1-54 Mercers	Ground Floor	Cupboard 2	Inaccessible due to being locked with non fb key lock fitted					Conduct Further Investigations Prior to Disturbance
20	CW000758	Flat block 1-54 Mercers	Ground Floor	Cupboard 2	Mastic to door frame	Reinforced Composite	Medium Damage	Easily disturbed	5lm	N.A.D.I.S
21	As CW000758	Flat block 1-54 Mercers	Ground Floor	Small cupboard	Mastic to door frame	Reinforced Composite	Medium Damage	Easily disturbed	2.5lm	N.A.D.I.S
22	CW000759	Flat block 1-54 Mercers	External	Block 1-15	Cement tiles to high level facade and roof	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Identified
23	CW000760	Flat block 1-54 Mercers	External	Block 1-15	Cement tiles to high level facade and roof	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Identified
24	As CW000760	Flat block 1-54 Mercers	External	Block 1-15	Cement capping to pitched roofline	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	11m ²	Strongly Presumed
25	As CW000759	Flat block 1-54 Mercers	External	Block 5-21	Cement tiles to high level facade and roof	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Strongly Presumed
26	As CW000760	Flat block 1-54 Mercers	External	Block 5-21	Cement tiles to high level facade and roof	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Strongly Presumed
27	As CW000760	Flat block	External	Block 5-21	Presumed cement	Asbestos	Low	Occasionally	22lm	Strongly Presumed

		1-54 Mercers			capping to pitched roofline	Cement	Damage	likely to be disturbed		
28	CW000761	Flat block 1-54 Mercers	External	Block 22-54	Cement roof tiles to high level facade and roof	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Identified
29	CW000762	Flat block 1-54 Mercers	External	Block 22-54	Cement roof tiles to high level roof and facade	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Identified
30	CW000763	Flat block 1-54 Mercers	External	Block 22-54	Cement capping to pitched rooflines	Cement	Low Damage	Occasionally likely to be disturbed	22m ²	N.A.D.I.S
31	As CW000761	Flat block 1-54 Mercers	External	Block 29-42	Cement roof tiles to high level facade and roof	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Strongly Presumed
32	As CW000762	Flat block 1-54 Mercers	External	Block 29-42	Cement roof tiles to high level roof and facade	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Strongly Presumed
34	As CW000761	Flat block 1-54 Mercers	External	Block 33-48	Cement roof tiles to high level facade and roof	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Strongly Presumed
35	As CW000762	Flat block 1-54 Mercers	External	Block 33-48	Cement roof tiles to high level roof and facade	Asbestos Cement	Low Damage	Occasionally likely to be disturbed	>200m ²	Strongly Presumed
36	As CW000763	Flat block 1-54 Mercers	External	Block 33-48	Cement capping to pitched rooflines	Cement	Low Damage	Occasionally likely to be disturbed	11m ²	N.A.D.I.S
37	As CW000755	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 1	Textured coating to concrete beams	Textured Coating	Low Damage	Occasionally likely to be disturbed	27lm	N.A.D.I.S
38	CW000765	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 1	Insulating board panels forming riser	Insulating Board	Low Damage	Easily disturbed	4lm	N.A.D.I.S
39	As CW000765	Flat block	External	Canopy area to	Insulating board	Insulating	Low	Easily disturbed	5lm	N.A.D.I.S

		1-54 Mercers		entrance lobby 1	panels forming riser	Board	Damage			
40	As CW000755	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 2	Textured coating to concrete beams	Textured Coating	Low Damage	Occasionally likely to be disturbed	23m ²	N.A.D.I.S
41	As CW000765	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 2	Insulating board panels forming riser	Insulating Board	Low Damage	Easily disturbed	5lm	N.A.D.I.S

8 – RISK ASSESSMENT SCORE TABLES

MATERIAL RISK ASSESSMENT TABLE

Product type	Description	Score
	Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, semi-rigid paints or decorative finishes, asbestos cement etc)	1
	Asbestos insulating board, mill boards, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper	2
	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing, asbestos dust and debris	3

Condition	Good condition	No visible damage	0
	Low damage	A few scratches or surface marks; broken edges on boards, tiles etc	1
	Medium damage	Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	High damage	De-lamination of materials, sprays and thermal insulation. Visible dust and debris	3

Surface Treatment	Composite material containing asbestos; reinforced plastics, resins, vinyl tiles, bitumen	0
	Enclosed sprays and lagging, textured coating, insulating board (with exposed face painted or encapsulated) , asbestos cement sheets etc	1
	Encapsulated lagging and sprays, unsealed insulating board	2
	Unsealed lagging and sprays	3

Asbestos Type	Chrysotile	1
	Amphibole asbestos excluding crocidolite	2
	Crocidolite	3

MATERIAL RISK ASSESSMENT RECOMMENDATIONS

Risk Category	Recommendations	Score
High	Immediate remedial works required	≥10
Medium	Prioritise remedial works as deemed necessary	7–9
Low	Manage and/or undertake remedial works as deemed necessary	5–6
Very Low	Manage and/or undertake remedial works as deemed necessary	≤4

9 – ACM INSPECTION DETAIL & MATERIAL RISK ASSESSMENTS

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	22
Sample No:	CW000759
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 1-15
Location:	Cement tiles to high level facade and roof
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	23
Sample No:	CW000760
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 1-15
Location:	Cement tiles to high level facade and roof
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	24
Sample No:	As CW000760
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 1-15
Location:	Cement capping to pitched roofline
Material Description:	Asbestos Cement
Approximate Quantity:	11m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



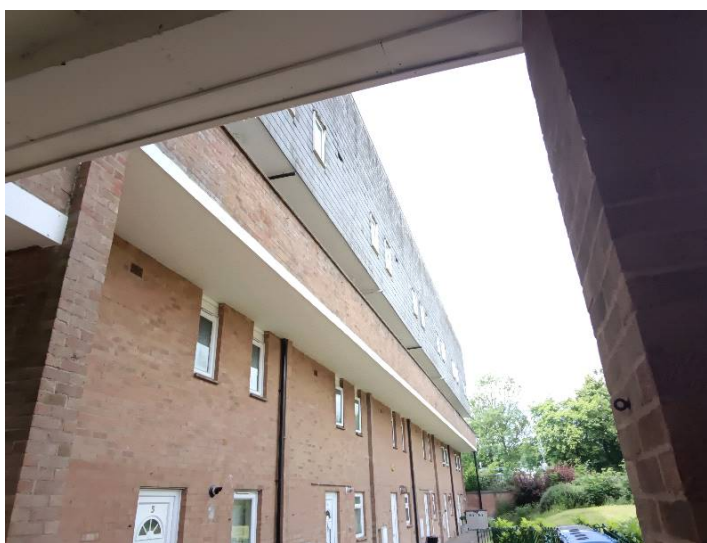
Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	25
Sample No:	As CW000759
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 5-21
Location:	Cement tiles to high level facade and roof
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	26
Sample No:	As CW000760
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 5-21
Location:	Cement tiles to high level facade and roof
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



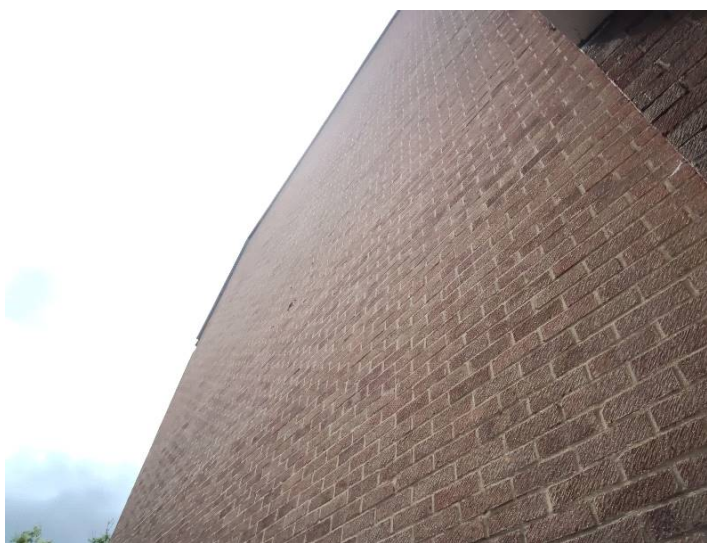
Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	27
Sample No:	As CW000760
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 5-21
Location:	Presumed cement capping to pitched roofline
Material Description:	Asbestos Cement
Approximate Quantity:	22lm
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	28
Sample No:	CW000761
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 22-54
Location:	Cement roof tiles to high level facade and roof
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	29
Sample No:	CW000762
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 22-54
Location:	Cement roof tiles to high level roof and facade
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	31
Sample No:	As CW000761
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 29-42
Location:	Cement roof tiles to high level facade and roof
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	32
Sample No:	As CW000762
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 29-42
Location:	Cement roof tiles to high level roof and facade
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	34
Sample No:	As CW000761
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 33-48
Location:	Cement roof tiles to high level facade and roof
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed

Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low



Material assessment parameters and algorithm scoring factors are detailed in Section 8

Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>

MATERIAL INSPECTION & MATERIAL RISK ASSESSMENT

Site:	Flat Block 1-54 Mercers, Harlow, Essex, CM19 5PN
Inspection No:	35
Sample No:	As CW000762
Asbestos Type:	Chrysotile
Floor Level:	External
Area:	Block 33-48
Location:	Cement roof tiles to high level roof and facade
Material Description:	Asbestos Cement
Approximate Quantity:	>200m ²
Accessibility:	Occasionally likely to be disturbed





Material Risk Assessment	Score
Product / Material Type	1
Condition / Damage	1
Surface Treatment	1
Asbestos Type	1
Material Assessment Score	4
Material Assessment Category	Low

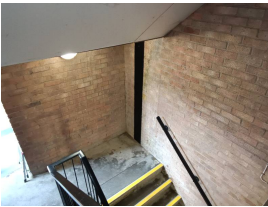


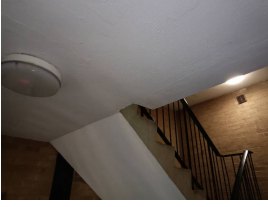




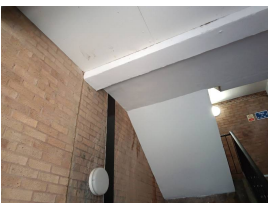

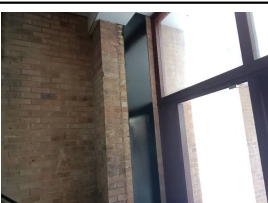
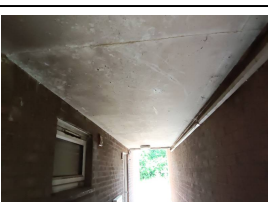
Material assessment parameters and algorithm scoring factors are detailed in Section 8






Recommended Actions:
<p>Actions: Manage</p> <p>Comments:</p>


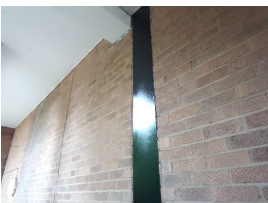

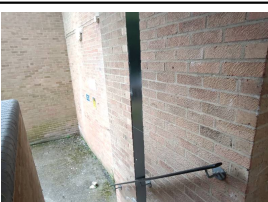
10 – NO ASBESTOS DETECTED REGISTER

Inspection no:	Sample no:	Building / Block	Floor level	Area	Location	Material description	Asbestos Type	Comments	Photo
1	CW000750	Flat block 1-54 Mercers	1st Floor	Walkway to flats 16-21	Insulating board panels forming ceiling	Insulating Board	No Asbestos Detected		
3	CW000751	Flat block 1-54 Mercers	1st Floor	Landing stairs 1	Insulating board panels forming ceiling	Insulating Board	No Asbestos Detected		
4	CW000752	Flat block 1-54 Mercers	1st Floor	Landing stairs 1	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		
5	As CW000751	Flat block 1-54 Mercers	1st Floor	Walkway to flats 12-15	Insulating board panels forming ceiling	Insulating Board	No Asbestos Detected		

6	As CW000752	Flat block 1-54 Mercers	1st Floor	Landing stairs 2	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		
7	CW000753	Flat block 1-54 Mercers	1st Floor	Walkway to flats 33-38	Insulating board panels forming ceiling	Insulating Board	No Asbestos Detected		
8	CW000754	Flat block 1-54 Mercers	Mezzanine	Walkway to flat 11	Textured coating to concrete ceiling	Textured Coating	No Asbestos Detected		
9	As CW000754	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 1	Textured coating to concrete ceiling	Textured Coating	No Asbestos Detected		
10	As CW000752	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 1	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		

11	CW000755	Flat block 1-54 Mercers	Mezzanine	Walkway to flat 39	Textured coating to concrete ceiling	Textured Coating	No Asbestos Detected		
12	As CW000754	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 2	Textured coating to concrete ceiling	Textured Coating	No Asbestos Detected		
13	CW000756	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 2	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		
14	As CW000756	Flat block 1-54 Mercers	Ground Floor	Ground floor entrance lobby and stairs 2	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		
15	CW000757	Flat block 1-54 Mercers	Ground Floor	Underpass to flat 4	Insulating board panels forming ceiling	Insulating Board	No Asbestos Detected		

20	CW000758	Flat block 1-54 Mercers	Ground Floor	Cupboard 2	Mastic to door frame	Reinforced Composite	No Asbestos Detected	Door externals accessed only	
21	As CW000758	Flat block 1-54 Mercers	Ground Floor	Small cupboard	Mastic to door frame	Reinforced Composite	No Asbestos Detected	Door externals accessed only	
30	CW000763	Flat block 1-54 Mercers	External	Block 22-54	Cement capping to pitched rooflines	Cement	No Asbestos Detected		
36	As CW000763	Flat block 1-54 Mercers	External	Block 33-48	Cement capping to pitched rooflines	Cement	No Asbestos Detected		
37	As CW000755	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 1	Textured coating to concrete beams	Textured Coating	No Asbestos Detected	Unable to inspect and sample due to height restrictions	

38	CW000765	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 1	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		
39	As CW000765	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 1	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		
40	As CW000755	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 2	Textured coating to concrete beams	Textured Coating	No Asbestos Detected	Unable to inspect and sample due to height restrictions	
41	As CW000765	Flat block 1-54 Mercers	External	Canopy area to entrance lobby 2	Insulating board panels forming riser	Insulating Board	No Asbestos Detected		

11 – ASBESTOS BULK IDENTIFICATION CERTIFICATE

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J154114

Final Issue Date: 20/06/2024

Private & Confidential:
Mac Environmental
298 Ongar Road
Writtle
Chelmsford
Essex
CM1 3NZ

Premises Of Sample Origin:
Flat Block 1-54 Mercers
Harlow
Essex
CM19 5PN
J006049

Cavendish
LABORATORIES

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Name of analyst: Anna Gilbert
Date of sample receipt: 19/06/2024

Sampled by: Client
Date of analysis: 19/06/2024

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS435751	CW000750 - 1st Floor, Walkway to flats 16-21, Insulating board panels forming ceiling	No Asbestos Detected	Insulating Board
BS435752	CW000751 - 1st Floor, Landing stairs 1, Insulating board panels forming ceiling	No Asbestos Detected	Insulating Board
BS435753	CW000752 - 1st Floor, Landing stairs 1, Insulating board panels forming riser	No Asbestos Detected	Insulating Board
BS435754	CW000753 - 1st Floor, Walkway to flats 33-38, Insulating board panels forming ceiling	No Asbestos Detected	Insulating Board
BS435755	CW000754 - Mezzanine, Walkway to flat 11, Textured coating to concrete ceiling	No Asbestos Detected	Textured Coating
BS435756	CW000755 - Mezzanine, Walkway to flat 39, Textured coating to concrete ceiling	No Asbestos Detected	Textured Coating

Chrysotile = "White asbestos", Amosite = "Brown asbestos", Crocidolite = "Blue asbestos"
Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:

The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.

All records and reports linked to the analysis shall be retained for a minimum of 5 years. All samples will be retained for at least six months.

Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.

The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by customers, the results apply to the samples as received.

Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.

Authorised Signatory:

A.S. Pasquale

Andrew Pasquale FA004-14 (10/05/2023)

Page 1 of 3

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J154114

Final Issue Date: 20/06/2024

Private & Confidential:
Mac Environmental
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CM1 3NZ

Premises Of Sample Origin:
Flat Block 1-54 Mercers
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J006049

Cavendish
LABORATORIES

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Name of analyst: Anna Gilbert
Date of sample receipt: 19/06/2024

Sampled by: Client
Date of analysis: 19/06/2024

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS435757	CW000756 - Ground Floor, Ground floor entrance lobby and stairs 2, Insulating board panels forming riser	No Asbestos Detected	Insulating Board
BS435758	CW000757 - Ground Floor, Underpass to flat 4, Insulating board panels forming ceiling	No Asbestos Detected	Insulating Board
BS435759	CW000758 - Ground Floor, Cupboard 2, Mastic to door frame	No Asbestos Detected	Plastic product
BS435760	CW000759 - External, Block 1-15, Cement tiles to high level facade and roof	Chrysotile	Cement product
BS435761	CW000760 - External, Block 1-15, Cement tiles to high level facade and roof	Chrysotile	Cement product
BS435762	CW000761 - External, Block 22-54, Cement roof tiles to high level facade and roof	Chrysotile	Cement product

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"

Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample

Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

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Authorised Signatory:

A.S. Pasquale

Andrew Pasquale FA004-14 (10/05/2023)

Page 2 of 3

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J154114

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CM1 3NZ

Premises Of Sample Origin:
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Harlow
Essex
CM19 5PN
J006049

Cavendish
LABORATORIES

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Name of analyst: Anna Gilbert

Sampled by: Client

Date of sample receipt: 19/06/2024

Date of analysis: 19/06/2024

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS435763	CW000762 - External, Block 22-54, Cement roof tiles to high level roof and facade	Chrysotile	Cement product
BS435764	CW000763 - External, Block 22-54, Cement capping to pitched rooflines	No Asbestos Detected	Cement
BS435765	CW000765 - External, Canopy area to entrance lobby 1, Insulating board panels forming riser	No Asbestos Detected	Insulating Board

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"

Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample

Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:

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All records and reports linked to the analysis shall be retained for a minimum of 5 years. All samples will be retained for at least six months.

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Authorised Signatory:

A.S. Pasquale

Andrew Pasquale FA004-14 (10/05/2023)









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12 – SITE PLANS

SITE DETAILS

Flat Block 1-54 Mercers, Harlow,
Essex, CM19 5PN

Key:

-  Asbestos Identified
-  Outside scope of work
-  Limited / Restricted Access
-  No Access / Assumed to contain Asbestos
-  Asbestos Identified in Sample
-  No Asbestos Identified in Sample
-  Strongly Presumed Asbestos Lead By Inspection Number
-  Presumed Asbestos Lead By Inspection Number

NOT TO SCALE

THIS SITE SKETCH IS INTENDED FOR THE IDENTIFICATION OF
AREAS ONLY IN RELATION TO THE ASBESTOS SURVEY THIS
DRAWING SHOULD ONLY BE READ IN COLOUR

MAC Environmental Ltd

5 Service bays
Bush Fair, Harlow, Essex, CM18 6LY

Tel - 01279 417280

Email: Info@macenvironmental.co.uk
Web: www.macenvironmental.co.uk

Client

Harlow Council

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH THE ASBESTOS SURVEY REPORT FOR
SURVEY NUMBER

DRAWING TITLE

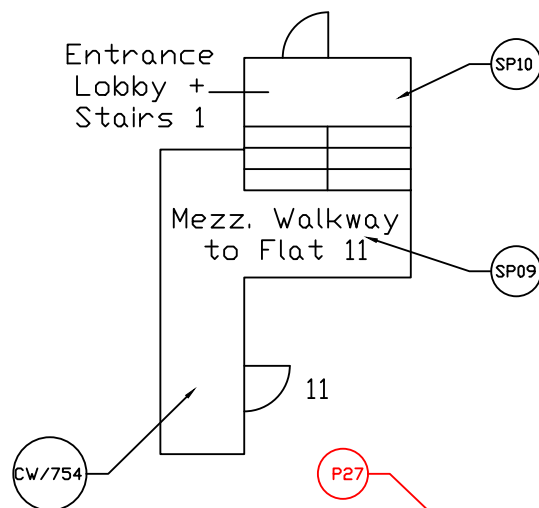
Flat Block 1-54 Mercers

SURVEY NO. J006049	SURVEYOR:	CF
	DATED	27/06/2024
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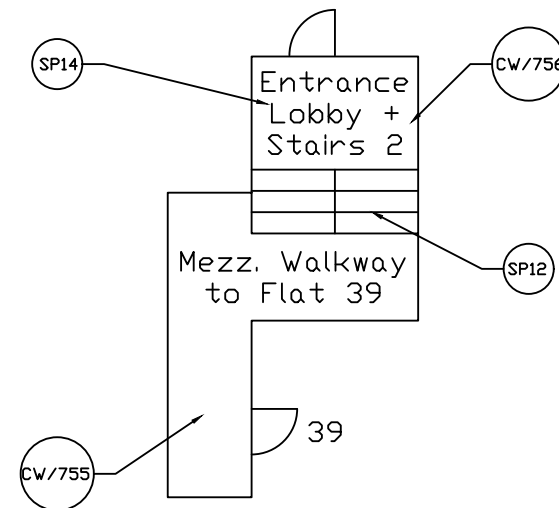
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01 OF 02

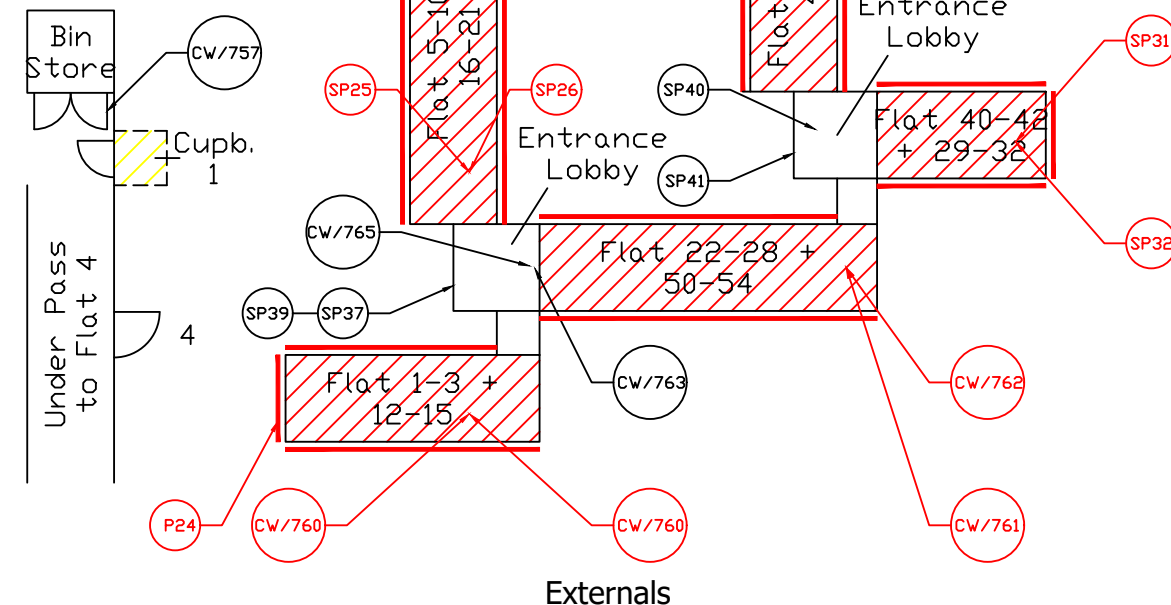
Ground Floor + Mezzanine



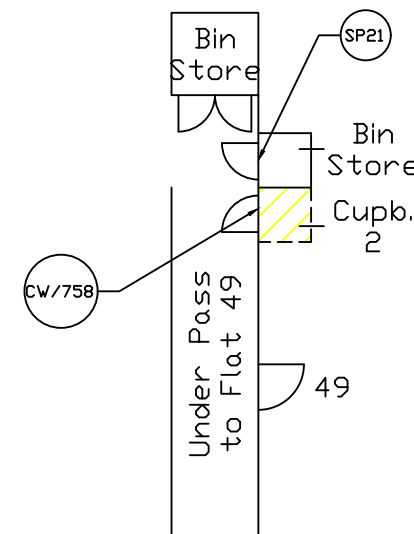
Ground Floor + Mezzanine



Ground Floor



Ground Floor











Externals

SITE DETAILS

Flat Block 1-54 Mercers, Harlow,
Essex, CM19 5PN

Key:

-  Asbestos Identified
-  Outside scope of work
-  Limited / Restricted Access
-  No Access / Assumed to contain Asbestos
-  Asbestos Identified in Sample
-  No Asbestos Identified in Sample
-  Strongly Presumed Asbestos Lead By Inspection Number
-  Presumed Asbestos Lead By Inspection Number

NOT TO SCALE

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AREAS ONLY IN RELATION TO THE ASBESTOS SURVEY THIS
DRAWING SHOULD ONLY BE READ IN COLOUR

MAC Environmental Ltd

5 Service bays
Bush Fair, Harlow, Essex, CM18 6LY

Tel - 01279 417280

Email: Info@macenvironmental.co.uk
Web: www.macenvironmental.co.uk

Client

Harlow Council

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH THE ASBESTOS SURVEY REPORT FOR
SURVEY NUMBER

DRAWING TITLE

Flat Block 1-54 Mercers

SURVEY NO. J006049	SURVEYOR:	CF
	DATED	27/06/2024
	CHECKED	
	CHECKED	
	DATED	

PAGE NO.

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