



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

St George's Allotment Site
The Moor
Melbourn
Cambridgeshire

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Planning Portal Reference:

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The St George's allotment site at The Moor, Melbourn, is owned and operated by Melbourn Parish Council. The St George's Allotment Association represents the tenants and assists the council through joint inspections to identify maintenance issues, fund raising, etc. The Allotment Association has been awarded grants from South Cambridgeshire District Council and the National Lottery to install a toilet facility and improve site security.

For the toilet facility we propose to install a Kazuba KL2 fully accessible waterless toilet, consisting of a polyethylene toilet bowl inside a cabin with an attached drying chimney. The KL2 cabin has approximately 5 square meters of floor area and is fully accessible to wheelchair users and people with reduced mobility. The cabin comes with grab rails to ensure ease of use. The Kazuba evaporation/drying mechanism and toilet works with no need for water, electricity or chemicals. This, coupled with low maintenance and high capacity, makes Kazuba an eco-friendly alternative to a normal "flushing" toilet, especially for off the grid applications such as allotments.

To improve site security it is proposed to install new fencing and replace the current pedestrian and vehicle entrance gates with more secure ones. The fencing will consist of approximately 155 meters of 1.5m high pointed-top Chestnut pail fencing along the western and northern perimeters. The fence will be secured to top and bottom straining wires attached to red wood pointed stakes 100mm x 2.1m punched 0.6m into the ground.

Three 1.22m wide (maximum height 2.5m) fully meshed lockable pedestrian gates will be installed to replace existing pedestrian gates. One pair of fully meshed lockable vehicle gates at max. 2.5m high x 2.4m wide (total opening width 4.8m) will replace the existing main vehicle access gate from The Moor. One fully meshed lockable vehicle gate at max. 2.5m high x 3.66m wide will replace the current vehicle gate on the northern perimeter.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

St George's Allotments site is in active use as an allotment, with 98 individual garden plots looked after by a community of over 70 registered plot holders, plus their families.
There are no permanent buildings on the site at present.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

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APPLICATION -
Not valid for
Submission

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Not Applicable

Proposed materials and finishes:

Toilet Cabin (Kazuba KL2) Roof Material: WBP PEFC Finnish Birch Ply. High density, north European birch plywood with a phenol external surface. This construction offers excellent stability and high UV resistance in external usage. Cut edges are treated with acrylic to prevent humidity ingress. WBP - Weather and Boil Proof. PEFC - Programme for the Endorsement of Forest Certification. Design Life: 15 yrs min.

Type:

Walls

Existing materials and finishes:

Not Applicable

Proposed materials and finishes:

Toilet Cabin, (Kazuba KL2) Cladding Material: ThermoWood® cladding is produced by heat treating Finnish grown pine to temperatures in excess of 200 degrees Centigrade. During heat treatment, chemical and structural changes occur within the timber which alter and improve some of its basic characteristics. The resulting product is an altogether more durable and stable timber, an ideal material for use in exposed areas such as external wall claddings. Design Life: The heat treatment process enables the use of Scandinavian Redwood in areas requiring a service life of up to 30 years without the need for a chemical preservative. This is twice as long as the Class 3 treated Pine that is typically used for cladding - generally guaranteed for only 15 years against rot. Finish: The exterior finish of the ThermoWood will change over time unless varnishes or stains are applied. Stains require lower frequency treatments - a vertical surface such as this would need re-staining every 3-5 years. Our cabin walls are supplied unstained. Environment: ThermoWood is PEFC-certified which ensures the raw material is sourced from sustainable managed forests. Emissions: TVOC (Total Volatile Organic Compounds) values are significantly lower than those for untreated softwoods due to the evaporation of most of the terpenes during heat treatment process.

Type:

Other

Other (please specify):

Toilet Cabin Frame

Existing materials and finishes:

Not Applicable

Proposed materials and finishes:

Toilet Cabin, (Kazuba KL2) Frame Material: Galvanised Steel - 50-75 years Anti Corrosion Treatment. Design Life: 25 Years.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Vehicle Entrance Gate 1: Existing wooden framed farm-style double gate, weathered finish, see attached photo. Vehicle Entrance Gate 2: Existing galvanised steel framed farm style single gate, unpainted, see attached photo.

Proposed materials and finishes:

New Vehicle Entrance Gates 1 and 2: Galvanised steel mesh with steel or concrete posts. Colour either unfinished or green.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Current fences inside western and northern boundary hedges are made from chicken wire attached to wooden posts.

Proposed materials and finishes:

Proposed new fencing on western and northern boundaries constructed using chestnut pails secured together with steel wire and attached to red-wood stakes with top and bottom steel straining wire.

Type:

Other

Other (please specify):

Pedestrian Gates

Existing materials and finishes:

Three existing pedestrian gates on western and northern boundary are constructed from wood with natural weathered finish, see attached photos.

Proposed materials and finishes:

Three proposed new gates constructed using galvanised steel mesh with steel frames, and either steel or concrete posts. Colour either natural unfinished or green.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Photo of proposed toilet cabin, Kazuba KL2, Ref:

Photo of current vehicle entrance gates 1 and 2, Ref:

Photo of current pedestrian gates 1, 2, and 3, Ref:

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
 No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The proposed development does not impact any priority habitat and the area of non-priority on-site habitat impacted is extremely small. The toilet building will impact an area of less than 6 square meters of non-priority scrub habitat. This is less than 0.06% of the total site area. The new gates will be installed in the same position as the existing gates, therefore minimally impacting these non-priority habitats. In addition, the main vehicle gates are over an area of hardcore. Although the proposed Chestnut pail fencing parallels the existing hedges the posts will be outside the hedge boundary, minimally impacting the hedges.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

No foul sewage will be generated as toilet is waterless system.

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Please add details of the Use Classes and floorspace.

Use Class:

Other (Please specify)

Other (Please specify):

Sui Generis, toilet floor space

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

6

Net additional gross internal floorspace following development (square metres) (d = c - a):

6

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	6	6

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- Yes
- No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Michael

Surname

Hammond

Reference

Booking reference is DGQSCKHZSBA

Date (must be pre-application submission)

21/01/2026

1. Advised that new gates higher than current ones and adjacent to highway would most likely require planning permission.
2. Advised that new fencing adjacent to highway and 1.5m high would most likely require planning permission.
3. Advised that the proposed toilet facility permanently fixed to a concrete base would most likely require planning permission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

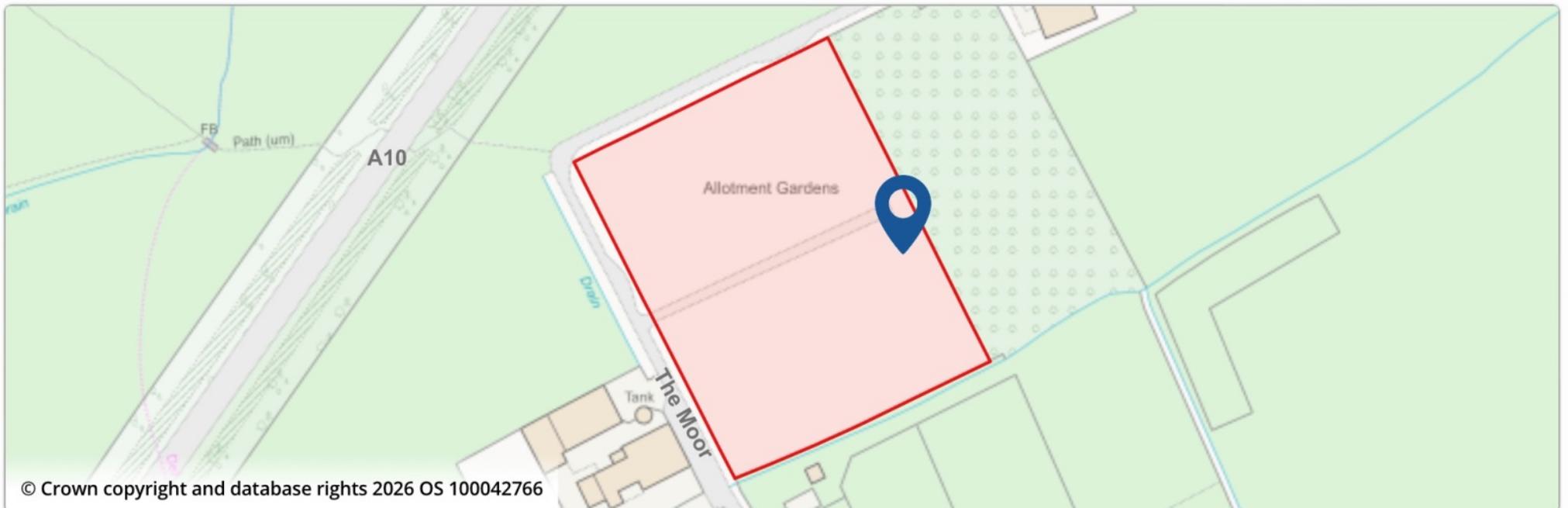
Declaration Date

Declaration made

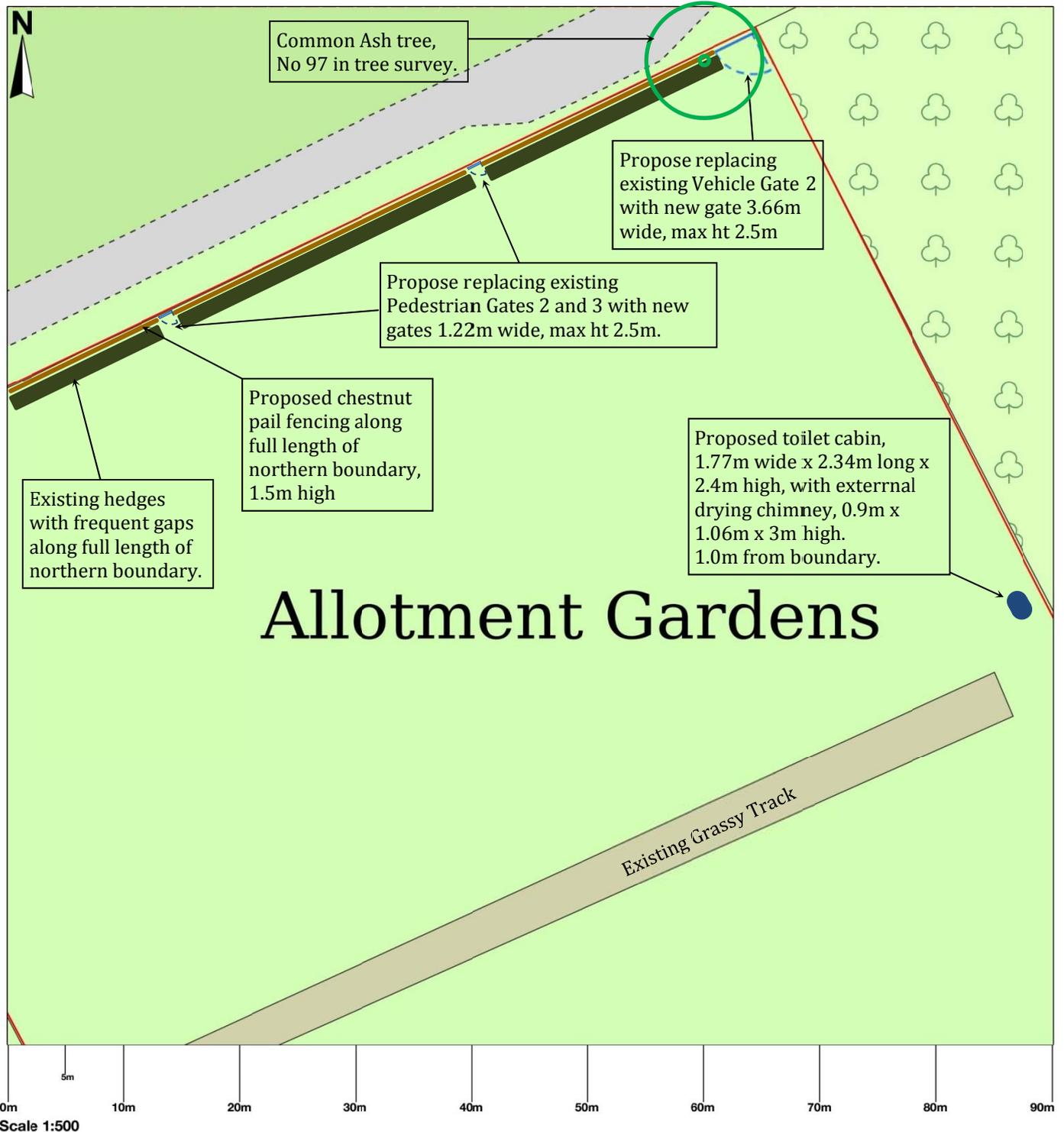
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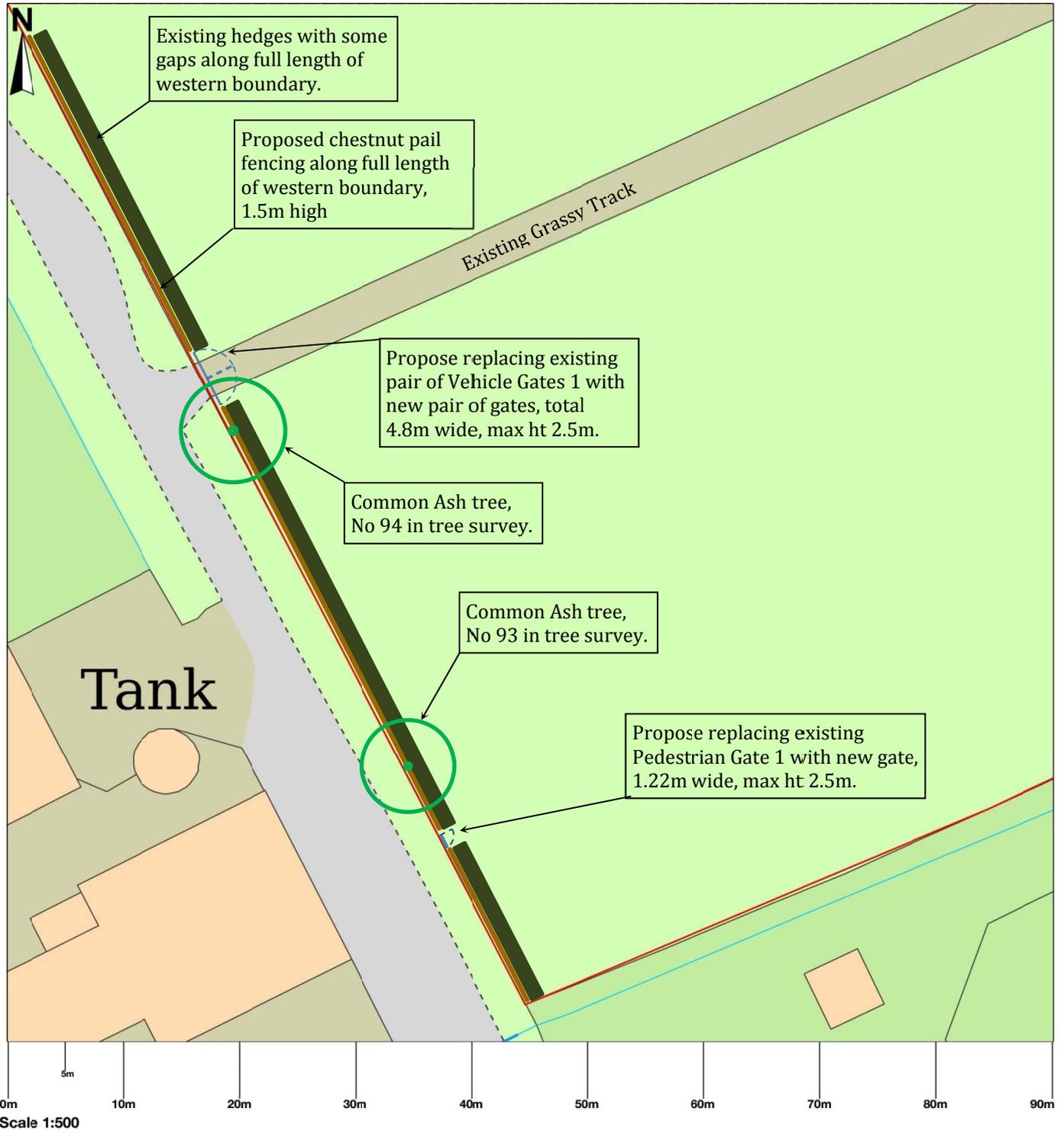
Create site boundary and location plan

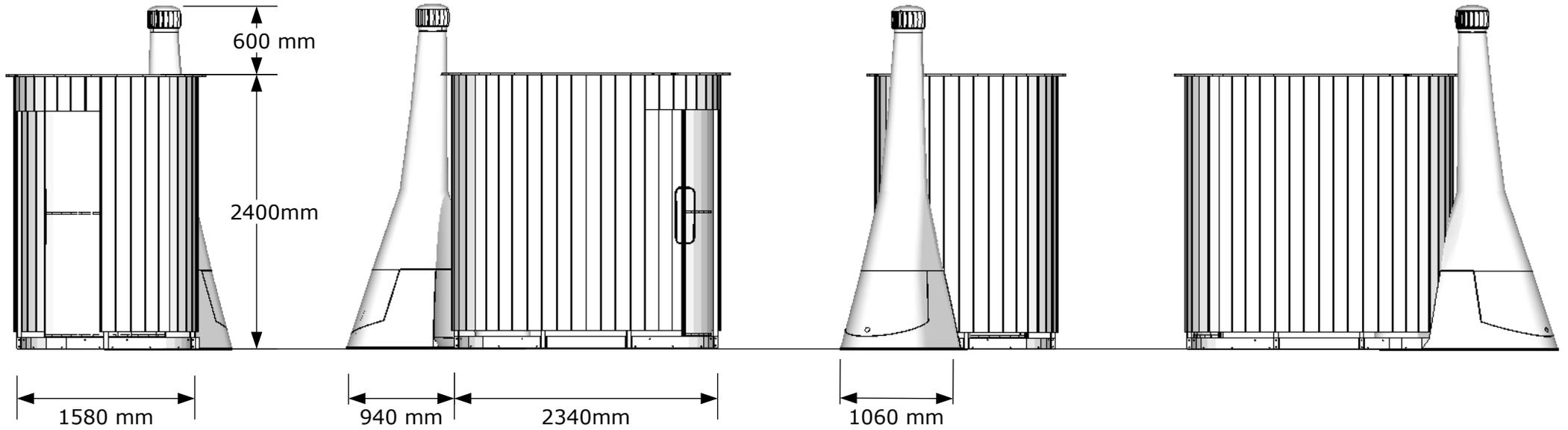


Allotment Site Plan 1



Allotment Site Plan 2



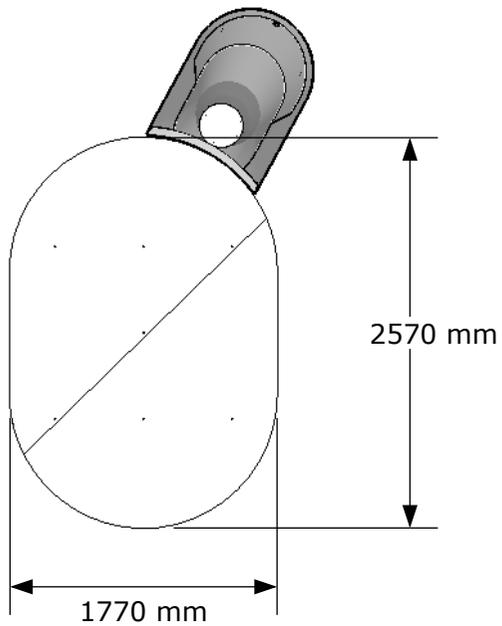


Front Elevation

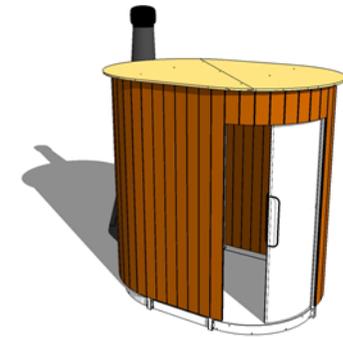
Side Elevation 01

Rear Elevation

Side Elevation 02



Plan

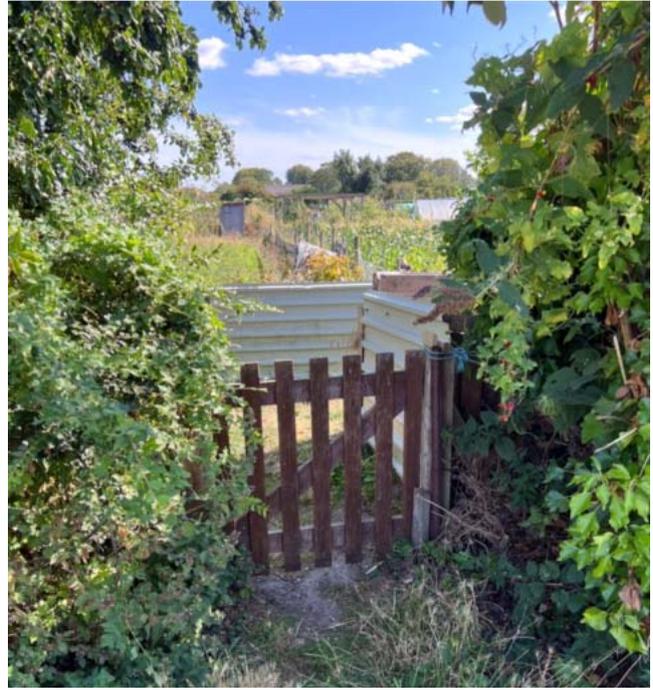


Woo Woo	Kazubaloo 2 prm	
	Date 17.08.2012	1:50
Woo Woo 020 3051 0738 www.waterlesstoilets.co.uk	Drg.no.KL2prm	
	Dm.J.Young	

St Georges Allotment Site Existing and Example Photographs



Existing Pedestrian Gate 1



Existing Pedestrian Gate 2



Existing Pedestrian Gate 3



Proposed site for Toilet Cabin



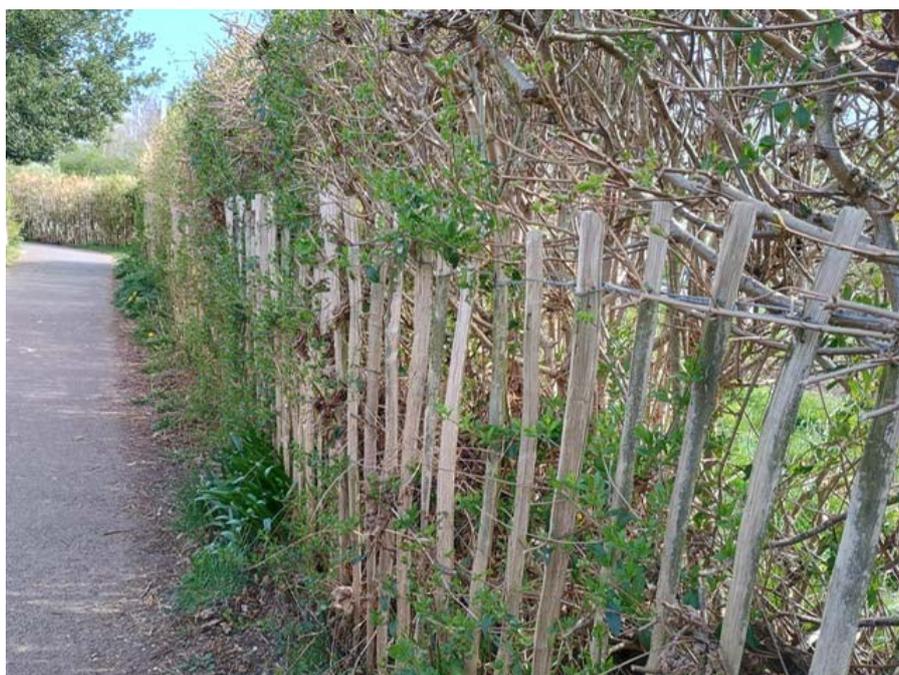
Existing Vehicle Gate 1, entrance from The Moor



Existing Vehicle Gate 2



Example of Kazuba Toilet at RSPB Fowlmere



Example of Chestnut Pail Fencing at a Cambridge Allotment



Asbestos Survey Report 02/11/2022
Management Survey
Management Survey - Report Reference - MS28357

NS18204
Specified areas of St George's allotments
St George's allotments, The Moor, Cambridgeshire

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Survey Details

Property Information

Property Name - Property Reference Number: PL24574 - Specified areas of St George's allotments
Address & Postcode: St George's allotments, The Moor, Cambridgeshire, SG8 6ED
Property Coordinator:
Telephone / Mobile:
Email:

Client Information

Client Name - Client Reference Number: Assistant Clerk - CO20385
Address & Postcode:
Telephone / Mobile: .
Email:

Contractor Information

Contractor Name - Contractor Reference Number: NSUK Group LTD - CO1
Address & Postcode: Hampstead House, 176 Finchley Road, Hampstead, London, NW3 6BT
Telephone / Mobile: 020 3318 1965
Email: info@nsuk.org.uk

Management Survey Information

Survey Reference: MS28357
Start Date: 02/11/2022
Completion Date: 02/11/2022
Publish Date: 04/11/2022

Document Authorisation

No
Image
Available

Lloyd Reeves
Lead Surveyor

Executive Summary

A Management Survey was carried out at Specified areas of St George's allotments on the 02/11/2022 - 02/11/2022

The purpose of the survey was to identify, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the areas inspected and assess their condition.

Management survey information was requested for this building. This type of survey is designed to be used for assessing risks during normal work activities and simple or routine maintenance tasks.

It is not designed to be used by those carrying out major refurbishments or for work involving alterations to the fabric of the building.

If any refurbishment or demolition works are to be undertaken, A Refurbishment or Demolition survey will be required prior to the start of any work. This is a fully intrusive survey intended to find any hidden ACMs contained within the main structure of the building.

This report was published on 04/11/2022. Updated information may be present on the asbestos management system which should be checked on a regular basis

During this Survey 2 sample(s) were taken for analysis. There were 14 asbestos items identified or presumed to contain asbestos within the property.

Room/locations containing High Risk Material

Of the areas inspected, there were no locations identified (or presumed) to contain High Risk ACMs.

Inaccessible Room/locations

All areas were accessed as agreed at the pre-survey stage.

Inaccessible Items

All items were accessed during the survey.

Property Details

Property Construction Details

Primary Use:	Commercial
Secondary Use:	Allotments
Date of Construction:	Unknown
Construction Type:	N/A
No. Floors:	1.0
No. Staircases:	0.0
No. Lifts:	0.0
Net Area per Floor:	400m2
Gross Area:	400m2
Comments:	Limited access within plots due to bark, overgrown vegetation and other materials covering ground.

Survey Information

Objective & Scope

NSUK GROUP LTD (NSUK) were requested and authorised by the client to undertake a Management Asbestos Survey.

The purpose of this survey was to identify and establish as far as reasonably practicable, the presence of ACMs, their nature, condition, extent and to provide the necessary guidance for the future maintenance of all asbestos materials identified in this report.

The survey has been undertaken with appropriate reference to Health and Safety Executive (HSE) publication HSG264 'Asbestos: The Survey Guide and is intended to underpin a strategy for compliance with the Control of Asbestos Regulations (CAR) 2012, and more specifically regulation 4 the duty to manage asbestos in non-domestic premises'.

This report was based upon a non-destructive inspection of an unfamiliar site unless otherwise stated. During the course of the survey, all reasonable efforts were made to identify the presence of ACMs within accessible areas of the building. Due to the non-destructive nature of Management Asbestos Surveys, the results cannot give assurance that all ACMs have been found. Inaccessible areas will be deemed to contain asbestos until proven otherwise.

until proven otherwise.

Asbestos materials are frequently found to be concealed within the fabric of buildings, or within sealed building voids, rendering it impossible to regard the findings of any survey as definitive. It must always remain a possibility that further ACMs may be found during refurbishment or demolition activities. We therefore would recommend that a Pre-demolition / Pre-refurbishment Asbestos Survey be carried out to these locations prior to such works.

prior to such works.

No ACMs have been disturbed or removed during the course of this survey. It is therefore a possibility that additional ACMs are present behind those identified, which may only be discovered during any subsequent asbestos removal work.

Survey Information

Limitations

Inaccessible Areas and Limitations

The client should refer to the NOVA standard terms and conditions of engagement attached with the works proposal. The HSE publications HSG264 and HSG227, stipulate guidance on the surveying, assessment and management of ACMs.

Management Asbestos Surveys

The investigation of the site has been carried out to provide sufficient information concerning the nature, extent and type of ACMs at the site to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks to human health associated with the presence of ACMs. The recommendations made within this report are based upon the management of ACMs and the primary recommendation would therefore be removal (if damaged) or encapsulation and labelling with regular inspections.

The amount of investigative work and testing undertaken may necessarily have been restricted by the short timescale available. During a Management Asbestos Survey, some representative sampling has been undertaken to confirm or refute the surveyor's opinions. The sampling locations have been restricted to accessible and representative areas within the agreed scope and can only provide a general indication of site conditions. However, it is more than likely that ACMs may remain unidentified in areas that would only be identifiable during further intrusive Pre-demolition / Pre-refurbishment Asbestos Survey investigations or during major demolition/refurbishment works. In addition, it has been common practice to substitute ACMs with asbestos free materials. Substitute materials are often employed to repair localised damaged asbestos products and in some circumstances may have a similar appearance to the asbestos products they have replaced, particularly following the application of a uniform surface finish such as paint, or plaster. It is therefore possible that outwardly uniform materials, suspected or identified during this survey not to contain asbestos, may contain asbestos in areas outside the immediate inspection/sampling location. All surveys are subject to intrinsic and site specific limitations and these have been detailed in the body of the report.

A more comprehensive and intrusive Pre-demolition / Pre-refurbishment Asbestos Survey investigation will be required if the site is to be redeveloped, refurbished or demolished, to facilitate adequate risk assessment and compliance with health and safety statute. The report and accompanying drawings should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report.

The risk assessment and opinions provided, inter alia, take in to consideration currently available guidance (HSG264, HSG227) relating to asbestos material assessment and priority assessment. The factors considered by NOVA in providing tentative priority assessment are based upon finite data and information available to the surveyor at the time of the survey. However, a detailed knowledge of relevant factors is required to complete a priority assessment and as such the client is required to review the information and satisfy itself that the assessment is accurate. No liability can be accepted for the effects of incorrect assumptions made by NOVA at the time of survey or for retrospective effects of any future changes or amendments to these values, or official guidance.

This report should not be used for the purposes of costing asbestos removal work. If indicative costs have been included in relation to asbestos abatement works these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. No responsibility will be accepted to any party whatsoever, should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

All known areas of the property were visually examined in accordance with the scope of work and the brief provided by the Client. The survey is fundamentally non-intrusive in nature and no attempt would be made to access areas where the removal of panels such as decorative cladding, or any unreasonable degree of dismantling of the building structure or fittings would be required. Typical exclusions from the survey where special arrangements would be required to facilitate access are documented below. It should be noted that the list is not exhaustive.

Areas of No	Comments
Live plant and electrical equipment	No inspections to enclosed or internal areas of any potentially live plant or equipment such as fuse boxes, storage heaters etc. These may contain braided asbestos insulation fuse guards or gasket material and therefore presumptions have been made. Portable plant or equipment will not be accessed.
Inspection at height	A 3 metre height restriction applies to Management Asbestos Surveys, unless a requirement for specialist access equipment has been requested by the Client and allowed for in the Scope of Works. Presumptive observations would be made where reasonably practicable, but all areas above 3 metres in height should be presumed to contain asbestos unless determined otherwise by physical inspection.
Restricted areas	<p>Any area or space which would require specialist access arrangement would not be accessed unless by prior agreement with the Client. Typical examples include:</p> <ul style="list-style-type: none"> • Lift equipment and Shafts • Areas designated as 'Confined Spaces' • Areas where asbestos is present and would need to be disturbed to facilitate an inspection.
Gaskets within pipe joints and plant equipment	Gaskets inserted in pipe joints etc. and bituminous materials such as damp proof membranes, under sink pads and roof felts or membranes may contain a trace content of asbestos. Under normal conditions these materials will not give rise to airborne fibre concentration due to the fibre being tightly bonded within a well bound matrix. However, the presence of asbestos in these materials should be presumed.
Multi-layer or composite structures	Limited representative inspections to multi-layer or composite structures such as floor slabs, roof structures, etc, will be made. Representative sampling of outer finishes such as floor screeds or other finishes e.g. renders, bituminous layers or felts would also be undertaken. However, core sampling or other techniques allowing for full depth sampling of such elements would not routinely be undertaken unless stated in the agreed scope of works. It would be reasonably practicable to allow for such extensive intrusive investigation in instances where information is made available to us, prior to the survey planning stage, indicating that such elements may contain asbestos fibre within its inner layers.
General obstructions	Any area or space which involved the moving of substantial items of furniture, equipment, goods or large quantities of documents or debris would not be accessed.
Fire doors	Fire doors may internally contain asbestos, access to which would require overtly destructive works.
Fixed ceilings	Limited inspections would be routinely made above suspended ceilings (height restrictions permitting). However, where fixed ceilings are encountered no attempt would be made to gain access, unless a limited visual inspection was made possible by the presence of a suitable and sufficient access hatch or similar.
Insulation to plant equipment and pipes	Whilst a representative inspection of insulation to plant equipment and pipe work would be made, the presence of asbestos debris from previous removal works may be obscured by an overlying non- asbestos insulation or metal cladding. In addition, the presence of asbestos insulation debris on pipes or equipment may be intermittent and therefore not readily identifiable during non-intrusive inspection works.
Ventilation ducts	No access would be made within ventilation ducting. There is a possibility that asbestos gasket material or an asbestos lining may be present.
Ducts and risers	Where accessible by inspection panel, representative inspections of ducts and risers would be made. It is possible that ducts/risers may be concealed, or would require overtly destructive works to facilitate access. In these circumstances no attempt would be made to inspect these areas.
Any area, room or space occupied at the time of the survey	Sampling should not be undertaken in normally occupied areas. Where areas are in constant use, if not already stated in the scope of works, agreement should be sought with the client whether to undertake any required sampling during periods of minimal occupation; or otherwise access to such areas would be presumptive only. In the event that such areas are to be inspected at a later date (for sampling) unrestricted and safe access must be provided by the client. NOVA reserves the right to charge additional fees for any re-visits as required after consultation with the client.
Any area, room or space flooded at the time of the survey	No access would be made within any flooded areas e.g. basements, unless the client can ensure unrestricted and safe access. NOVA reserves the right to charge additional fees for any re-visits as required after consultation with the client.

Site Specific Access Restrictions

Where access by our surveying team to specific areas was either not possible, or limited at the time of the inspection.

Survey Information

Specific Exclusions

Where detailed, it was agreed at the pre-survey stage that the following room/locations would be excluded from the scope of Survey. The room/locations do not include more general exclusions (i.e. inaccessible room/locations/items) detailed elsewhere.

Area/floor	Room/location
No Room/locations Found.	

The survey was limited to those areas accessible at the time of the survey (and as agreed at the pre-survey stage). Flues, ducts, voids or any similarly enclosed areas, have not been inspected (unless an appropriate access hatch or inspection panel was present), as gaining such access would necessitate the use of specialist equipment/tools or require overly destructive work.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation (unless agreed at the pre-survey stage).

Areas requiring specialist access arrangements or equipment (other than stepladders) will not be assessed unless otherwise stated and agreed at the pre-survey stage. Fire doors were not inspected internally to ascertain if they are manufactured using ACMs as to do so would entail overly destructive testing procedures.

Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density. Inspection of pipe work has been restricted primarily to the insulation visible (sampled in accordance with HSG264 guidelines), therefore only a limited inspection has been carried out of pipework concealed by overlaying non-asbestos insulation.

Survey Results

Recommendations

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
001	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	002	Remove Remove ACM (Bonded) under PCC by FLC
002	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	002	Remove Remove ACM (Bonded) under PCC by FLC
003	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	003	Remove Remove ACM (Bonded) under PCC by FLC
004	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	003	Remove Remove ACM (Bonded) under PCC by FLC
005	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	004	Remove Remove ACM (Bonded) under PCC by FLC
006	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	004	Remove Remove ACM (Bonded) under PCC by FLC
007	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	004	Remove Remove ACM (Bonded) under PCC by FLC
008	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
009	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
010	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
011	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
012	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	006	Remove Remove ACM (Bonded) under PCC by FLC
013	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	006	Remove Remove ACM (Bonded) under PCC by FLC
014	NS18204-002	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	007	Remove Remove ACM (Bonded) under PCC by FLC

Sample Summary

Sample	Product/debris Type	Area/floor	Room/location	Asbestos Type
NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	002	Identified Chrysotile
NS18204-002	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	007	Identified Crocidolite

Room/location Details including Construction Details



Room/location Details

Room/location Reference:	001
Room/location Description:	Plots 1-10
Area/floor Reference:	001 - Main Building - Ground Floor
Area/floor Description:	Commercial
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: N/A
Walls: Metal, Plastic, Timber
Floor: Earth
Doors: Metal, Timber
Windows: N/A
Comments:



Room/location Details

Room/location Reference:	002
Room/location Description:	Plots 11-20
Area/floor Reference:	001 - Main Building - Ground Floor
Area/floor Description:	Commercial
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Room/location Construction Details

Ceiling: N/A
Walls: Metal, Plastic, Timber
Floor: Earth
Doors: Metal, Timber
Windows: N/A
Comments:



Item Detail

Item ID	001(OS)
Referenced to	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	002
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Identified Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 15

Actions/recommendations

Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC



Item Detail

Item ID	002(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	002
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 16

Actions/recommendations

Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

**Room/location Details**

Room/location Reference:	003
Room/location Description:	Plots 21-23
Area/floor Reference:	001 - Main Building - Ground Floor
Area/floor Description:	Commercial
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Room/location Construction Details

Ceiling:	N/A
Walls:	Metal, Plastic, Timber
Floor:	Earth
Doors:	Metal, Timber
Windows:	N/A
Comments:	



Item Detail

Item ID	003(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	003
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 20

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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Item Detail

Item ID	004(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	003
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 21

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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**Room/location Details**

Room/location Reference:	004
Room/location Description:	Plots 24-30
Area/floor Reference:	001 - Main Building - Ground Floor
Area/floor Description:	Commercial
Accessibility:	Accessible
Total ACMs:	3
Total NoACMs:	0

Room/location Construction Details

Ceiling: N/A
Walls: Metal, Plastic, Timber
Floor: Earth
Doors: Metal, Timber
Windows: N/A
Comments:



Item Detail

Item ID	005(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	004
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 27

Actions/recommendations

Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC



Item Detail

Item ID	006(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	004
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 29

Actions/recommendations

Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC



Item Detail

Item ID	007(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	004
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 30

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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Room/location Details

Room/location Reference:	005
Room/location Description:	Plots 31-40
Area/floor Reference:	001 - Main Building - Ground Floor
Area/floor Description:	Commercial
Accessibility:	Accessible
Total ACMs:	4
Total NoACMs:	0

Room/location Construction Details

Ceiling:	N/A
Walls:	Metal, Plastic, Timber
Floor:	Earth
Doors:	Metal, Timber
Windows:	N/A
Comments:	



Item Detail

Item ID	008(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	005
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plot 31 & 32

Actions/recommendations

Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC



Item Detail

Item ID	009(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	005
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plots 33 & 34

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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Item Detail

Item ID	010(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	005
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plots 35 & 26

Actions/recommendations

Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC



Item Detail

Item ID	011(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	005
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plots 39 & 40

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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Room/location Details

Room/location Reference:	006
Room/location Description:	Plots 41-46
Area/floor Reference:	001 - Main Building - Ground Floor
Area/floor Description:	Commercial
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Room/location Construction Details

Ceiling:	N/A
Walls:	Metal, Plastic, Timber
Floor:	Earth
Doors:	Metal, Timber
Windows:	N/A
Comments:	



Item Detail

Item ID	012(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	006
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plots 41 & 42

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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Item Detail

Item ID	013(VRS)
Sample Linked/ID	NS18204-001
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	006
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Strongly Presumed Chrysotile
Extent	<1 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Within bedding area of Plots 43 & 44

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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Room/location Details

Room/location Reference:	007
Room/location Description:	Pathway Along Sde Bowls Club
Area/floor Reference:	001 - Main Building - Ground Floor
Area/floor Description:	Commercial
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling: N/A
Walls: Earth, Metal, Timber
Floor: Earth
Doors: Metal
Windows: N/A
Comments:



Item Detail

Item ID	014(OS)
Referenced to	NS18204-002
Property Name	Specified areas of St George's allotments
Area/floor	001 - Main Building - Ground Floor
Room/location	007
Specific location	Floor
Product/debris type	Cement Product(s) Debris/residue
Asbestos type	Identified Crocidolite
Extent	<3 m ²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	07
Material Risk Assessment	 Medium

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	2
Maintenance Activity (h)	0
Total (e+f+g+h)	03
Priority Risk Assessment	 Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	10
Overall Risk Assessment	 Low

Comments

Actions/recommendations

Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC
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Asbestos Register



Location	Item	Additional
Item ID	001(OS)	
Referenced to	NS18204-001	
Property Name	Specified areas of St George's allotments	
Area/floor	001 - Main Building - Ground Floor	
Room/location	002	
Specific location	Floor	
Product/debris type	Cement Product(s) Debris/residue	
Asbestos type	Identified Chrysotile	
Extent	<1 m ²	
Air Test		
Actions/recommendations		
Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC	

Material Assessment	
Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low
Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low
Comments	
Comments	Within bedding area of Plot 15



Location	Item	Additional
Item ID	002(VRS)	
Sample Linked/ID	NS18204-001	
Property Name	Specified areas of St George's allotments	
Area/floor	001 - Main Building - Ground Floor	
Room/location	002	
Specific location	Floor	
Product/debris type	Cement Product(s) Debris/residue	
Asbestos type	Strongly Presumed Chrysotile	
Extent	<1 m ²	
Air Test		
Actions/recommendations		
Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC	

Material Assessment	
Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low
Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low
Comments	
Comments	Within bedding area of Plot 16



Location	Item	Additional
Item ID	014(OS)	
Referenced to	NS18204-002	
Property Name	Specified areas of St George's allotments	
Area/floor	001 - Main Building - Ground Floor	
Room/location	007	
Specific location	Floor	
Product/debris type	Cement Product(s) Debris/residue	
Asbestos type	Identified Crocidolite	
Extent	<3 m ²	
Air Test		
Actions/recommendations		
Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC	

Material Assessment	
Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	07
Material Risk Assessment	■ Medium
Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	2
Maintenance Activity (h)	0
Total (e+f+g+h)	03
Priority Risk Assessment	■ Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	10
Overall Risk Assessment	■ Low
Comments	



Location
 Item ID 003(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 003
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05
 Material Risk Assessment ■ Low
Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02
 Priority Risk Assessment ■ Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment ■ Very Low
Comments
 Within bedding area of Plot 20



Location
 Item ID 004(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 003
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05
 Material Risk Assessment ■ Low
Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02
 Priority Risk Assessment ■ Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment ■ Very Low
Comments
 Within bedding area of Plot 21



Location
 Item ID 005(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 004
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05
 Material Risk Assessment ■ Low
Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02
 Priority Risk Assessment ■ Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment ■ Very Low
Comments
 Within bedding area of Plot 27



Location
 Item ID 006(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 004
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05
 Material Risk Assessment ■ Low
Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02
 Priority Risk Assessment ■ Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment ■ Very Low
Comments
 Within bedding area of Plot 29



Location
 Item ID 007(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 004
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05
 Material Risk Assessment ■ Low
Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02
 Priority Risk Assessment ■ Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment ■ Very Low
Comments
 Within bedding area of Plot 30



Location
 Item ID 008(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 005
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05
 Material Risk Assessment ■ Low
Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02
 Priority Risk Assessment ■ Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment ■ Very Low
Comments
 Within bedding area of Plot 31 & 32



Location
 Item 009(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 005
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05

Material Risk Assessment ■ Low

Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02

Priority Risk Assessment ■ Very Low

Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07

Overall Risk Assessment ■ Very Low

Comments
 Within bedding area of Plots 33 & 34



Location
 Item 010(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 005
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05

Material Risk Assessment ■ Low

Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02

Priority Risk Assessment ■ Very Low

Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07

Overall Risk Assessment ■ Very Low

Comments
 Within bedding area of Plots 35 & 26



Location
 Item 011(VRS)
 Sample Linked/ID NS18204-001
 Property Name Specified areas of St George's allotments
 Area/floor 001 - Main Building - Ground Floor
 Room/location 005
 Specific location Floor
 Product/debris type Cement Product(s) Debris/residue
 Asbestos type Strongly Presumed Chrysotile
 Extent <1 m²
 Air Test
Actions/recommendations
 Action/recommendations Remove Remove ACM (Bonded) under PCC by FLC

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 2
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 05

Material Risk Assessment ■ Low

Priority Assessment
 Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 0
 Total (e+f+g+h) 02

Priority Risk Assessment ■ Very Low

Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07

Overall Risk Assessment ■ Very Low

Comments
 Within bedding area of Plots 39 & 40



Location	Item	Additional
Item ID	012(VRS)	
Sample Linked/ID	NS18204-001	
Property Name	Specified areas of St George's allotments	
Area/floor	001 - Main Building - Ground Floor	
Room/location	006	
Specific location	Floor	
Product/debris type	Cement Product(s) Debris/residue	
Asbestos type	Strongly Presumed Chrysotile	
Extent	<1 m ²	
Air Test		
Actions/recommendations		
Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC	

Material Assessment	
Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment	
Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments
Within bedding area of Plots 41 & 42



Location	Item	Additional
Item ID	013(VRS)	
Sample Linked/ID	NS18204-001	
Property Name	Specified areas of St George's allotments	
Area/floor	001 - Main Building - Ground Floor	
Room/location	006	
Specific location	Floor	
Product/debris type	Cement Product(s) Debris/residue	
Asbestos type	Strongly Presumed Chrysotile	
Extent	<1 m ²	
Air Test		
Actions/recommendations		
Action/recommendations	Remove Remove ACM (Bonded) under PCC by FLC	

Material Assessment	
Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	■ Low

Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment	
Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments
Within bedding area of Plots 43 & 44

Survey Results

Overall Risk Assessment Table

Item	Material Risk Assessment					Priority Risk Assessment					Overall Risk Assessment
	a	b	c	d	Total	e	f	g	h	Total	Total
001	1	2	1	1	05	0	1	1	0	02	07
002	1	2	1	1	05	0	1	1	0	02	07
014	1	2	1	3	07	0	1	2	0	03	10
003	1	2	1	1	05	0	1	1	0	02	07
004	1	2	1	1	05	0	1	1	0	02	07
005	1	2	1	1	05	0	1	1	0	02	07
006	1	2	1	1	05	0	1	1	0	02	07
007	1	2	1	1	05	0	1	1	0	02	07
008	1	2	1	1	05	0	1	1	0	02	07
009	1	2	1	1	05	0	1	1	0	02	07
010	1	2	1	1	05	0	1	1	0	02	07
011	1	2	1	1	05	0	1	1	0	02	07
012	1	2	1	1	05	0	1	1	0	02	07
013	1	2	1	1	05	0	1	1	0	02	07

■ (20 ≥) High

■ (14-19) Medium

■ (10-13) Low

■ (≤9) Very Low

■ (0) No Risk

Survey Results

Summary of Remedial or Removal Works

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
001	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	002	Remove Remove ACM (Bonded) under PCC by FLC
002	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	002	Remove Remove ACM (Bonded) under PCC by FLC
014	NS18204-002	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	007	Remove Remove ACM (Bonded) under PCC by FLC
003	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	003	Remove Remove ACM (Bonded) under PCC by FLC
004	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	003	Remove Remove ACM (Bonded) under PCC by FLC
005	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	004	Remove Remove ACM (Bonded) under PCC by FLC
006	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	004	Remove Remove ACM (Bonded) under PCC by FLC
007	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	004	Remove Remove ACM (Bonded) under PCC by FLC
008	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
009	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
010	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
011	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	005	Remove Remove ACM (Bonded) under PCC by FLC
012	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	006	Remove Remove ACM (Bonded) under PCC by FLC
013	NS18204-001	Cement Product(s) Debris/residue	001 - Main Building - Ground Floor	006	Remove Remove ACM (Bonded) under PCC by FLC

Assessment Information

Material Risk Assessment Algorithm

Material assessments consider the type and condition of the ACM and the ease with which it will release fibres when subject to disturbance. The main parameters are:

- a. Product Type
- b. Extent of Damage & Deterioration
- c. Surface Treatments
- d. Asbestos Types

The material assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score will be the priority for remedial action, such priorities must be determined by conducting and subsequently considering the results of a priority assessment.

To achieve some form of standardisation of the risk rating and action level, the assessment algorithm contained within HSG264 has been adopted, which is based upon a numerical rating given to each of the parameters considered above. The addition of each number results in a score that falls into one of four possible risk categories, which can assist the duty holder to prioritise the need for action as part of the plan for managing asbestos.

Assessment Factor	Score	Score Variables
Product Type (a)	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage (b)	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks, Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment (c)	0	Composite Materials Containing Asbestos: Reinforced Plastics, Resins, Vinyl Tiles
	1	Enclosed Sprays and lagging, AIB with Exposed Face Painted or Encapsulated, Asbestos Cement Sheets etc
	2	Unsealed AIB or Encapsulated Lagging and Sprays
	3	Unsealed Lagging and Sprays
Asbestos Type (d)	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Assessment Information

Material Classifications

The following material assessment categories are used within this survey and indicate the level of hazard each material presents.

(10≥) High

ACMs in this category are regarded as having a significant potential to release fibres if disturbed. Such ACMs require urgent consideration to ensure people are not exposed to the hazard. In most circumstances plans for removal should be implemented and in the interim, the affected area should be sealed off.

(7-9) Medium

ACMs within this category do not always pose an imminent threat and the likelihood of fibre release is moderate under existing conditions. A decision regarding how these ACMs are to be managed should be made promptly and most likely as part of an overall management plan. Such situations should be regularly inspected to ascertain any change to circumstances unless serious damage is present or debris is visible, then this will require action which could involve removal or encapsulation.

(5-6) Low

ACMs within this category should be regarded as providing a low risk to people exposed to them but precautions should be followed and the situation should be monitored through regular re-inspections to ascertain any deterioration in condition which may occur with the passage of time. These ACMs generally have no or very little sign of historic damage.

(≤4) Very Low

ACMs within this category do not generally present a significant risk. They should be managed and only considered to be removed if the item falls within a refurbishment and demolition area and the works are likely to disturb the material.

(0) No Risk

No ACM present.

Assessment Information

Priority Classifications

Assessment Factor	Score	Score Variables
Normal Occupant Activity (e)		
Main Type of Activity in Area	0	Rare Disturbance Activity (e.g. Little used Store Room)
	1	Low Disturbance Activities (e.g. Office Type Activity)
	2	Periodic Disturbance (e.g. Industrial or Vehicular Activity which may contact ACMs)
	3	High Levels of Disturbance (e.g. Door with AIB Sheeting in Constant Use)
Secondary Activity in Area	As Above	As Above
Likelihood of Disturbance (f)		
Location	0	Outdoors
	1	Large Rooms or Well Ventilated Areas
	2	Rooms up to 100m ²
	3	Confined Spaces
Accessibility	0	Usually Inaccessible or Unlikely to be Disturbed
	1	Occasionally Likely to be Disturbed
	2	Easily Disturbed
	3	Routinely Disturbed
Extent / Amount	0	Small Amounts or Items (e.g. Gaskets or Strings)
	1	≤10m ² or ≤ 10m Pipe Run
	2	>10m ² to 50m ² or >10m to 50m Pipe Run
	3	>50m ² or >50m Pipe Run
Human Exposure Potential (g)		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Use in Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area is in Use	0	<1 Hour
	1	>1 to <3 Hours
	2	>3 to <6 Hours
	3	>6 Hours
Maintenance Activity (h)		
Type of Maintenance Activity	0	Minor Disturbance (e.g. Possibility of Contact when Gaining Access)
	1	Low Disturbance (e.g. Changing Light Bulbs in AIB Ceiling)
	2	Medium Disturbance (e.g. Lifting One or Two AIB Ceiling Tiles to access valves)
	3	High Level of Disturbance (e.g. Removing a Number of AIB Ceiling Tiles to Replace a Valve or Re-cabling Works)
Frequency of Maintenance Activity	0	ACM Unlikely to be Disturbed for Maintenance
	1	≤1 per Year
	2	>1 per Year
	3	>1 per Month

Assessment Information

Priority Risk Assessment Algorithm

Priority assessments consider the likelihood of someone disturbing the identified/presumed ACM during normal occupancy and should be considered alongside the material assessment to determine the priority for remedial action. The main assessment factors are:

- e. Maintenance Activity
- f. Occupant Activity
- g. Likelihood of Disturbance
- h. Human Exposure Potential

Similar to a material assessment, a material algorithm based upon a numerical rating given to each of the parameters considered above has been employed in line with HSG227. The number against each assessment factor is averaged and then totalled to give a score that falls into one of four possible risk categories, aimed at calculating the level of risk those in the vicinity of the ACM are exposed to.

■ (10 ≥) High

An ACM that due to its location presents an unacceptable risk to individuals.

■ (7-9) Medium

An ACM situated in a high use, readily accessible position which may also be in an area routinely accessed for maintenance.

■ (5-6) Low

An ACM that will rarely be disturbed through normal occupation or maintenance activities.

■ (≤4) Very Low

An ACM that is not readily accessible and unlikely to be disturbed.

■ (0) No Risk

No ACM present.

Disturbance Primary (e) Disturbance Secondary (e)	0 0] Average Score 0	
Location (f) Accessibility (f) Extent / Amount (f)	0 0 0] Average Score 0	
Number of Occupants (g) Frequency of Use (g) Average Time in Use (g)	0 0 0] Average Score 0	
Type of Maintenance (h) Frequency of Maintenance (h)	0 0] Average Score 0	
Total of Averages (e+f+g+h)	00	
Priority Risk Assessment	<input type="checkbox"/> Risk	

Assessment Information

Overall Risk Assessment Algorithm

The overall assessment is a combination of the material and priority assessment scores. It is this total score that may be used to establish the priority of those ACMs requiring remedial action and also, the type of action that will be taken. Where an ACM is detected, regardless of its risk categorisation, it is recommended that Approved Warning Labels are positioned to prevent accidental damage to the material.

Although actions and recommendations may vary according to the individual circumstances of an ACM, it is desirable to have some form of standardisation therefore the following categories are used within this survey to identify areas that require immediate attention and allow the duty holder to instigate planned preventative maintenance and management of the ACMs.

Item	Material Risk Assessment				Total	Priority Risk Assessment				Total	Overall Risk Assessment Total
	a	b	c	d		e	f	g	h		
I000	0	0	0	0	00	0	0	0	0	00	00

Overall Classifications

■ (20 ≥) High

The potential hazard arising from this category warrants urgent action to reduce the associated risk as disturbance of the materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres. ACMs in this category are usually not suited to any form of containment programme and therefore immediate plans should be made for removal or environmental cleaning. Where this is delayed, the ACM should be sealed/encapsulated and appropriately managed in accordance with the asbestos management policy, until such time that removal can be facilitated.

■ (14-19) Medium

This category indicates that deterioration in any of the contributory factors may result in fibre release and therefore all ACMs should be removed or other appropriate remedial action undertaken on a programmed basis within a specified time scale (usually 6-12 months). The condition of the ACMs should be regularly monitored and, where necessary sealed/encapsulated until removal takes place.

■ (10-13) Low

This category indicates the need for regular monitoring and inspection as whilst the current risk of fibre release may be low, such ACMs may suffer deterioration through age and/or accidental damage. It is recommended that ACMs in this category are visually inspected on a six month cycle (minimum) to ascertain any change in condition. Where such a change occurs, re-prioritisation may be necessary.

■ (≤9) Very Low

ACMs within this category are predominantly not readily accessible, unlikely to be disturbed and due to their nature, condition, location or extent, would lead to minimal fibre release if they were disturbed. Visual inspections should be made on an annual basis to ascertain any change in condition and where such a change occurs, should be appropriately assessed, scored and re-prioritised. Such ACMs should be suitably managed and considered for removal if they falls within a demolition or refurbishment area and works are likely to disturb the material.

■ (0) No Risk

No ACM present.

Survey Appendices

Remedial Options

There are a variety of remedial options available. In many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired and these options should be considered first. Where such actions are not practical, ACMs should be removed. Recommended action in the Management Survey will normally involve one or more of the following:

Removal

ACMs vulnerable to damage should often be removed. Where they are in such poor condition, removal is often the only practical option. Removal is required where refurbishment or demolition works are planned that will impinge on the ACMs present.

Management

Management of the ACMs present (where these are not in poor condition or vulnerable to damage) is achieved by labelling, registering and monitoring as necessary. Such management should be undertaken in compliance with CAR 2012.

Monitor

Re-inspection of ACMs should be undertaken at regular intervals determined by the risk priority and by a trained, suitably experienced and competent person. This may be accompanied by air testing where relevant to determine whether any asbestos fibres are present.

Label

Where an ACM is detected, regardless of its risk categorisation, it is recommended that approved industry specific warning labels are positioned to prevent accidental damage to the material.

Protection/enclosure

Undertake enclosure where the ACM is in poor condition or vulnerable to damage. This involves protection by a physical barrier, such as a timber casing. The casing is sealed and as airtight as possible to prevent the migration of fibres.

Sealed/encapsulate

There are two methods of encapsulation: applying a durable layer adhered to the surface of the ACM, or applying a material that penetrates the ACM before hardening which locks the material together.

Repair

All repairs should be undertaken by a competent person with the relevant training and equipment. Repair should only be undertaken if the damage is slight. There are a number of methods including filling, wrapping and isolated encapsulation. All repairs will be carried out using non-asbestos containing materials and appropriate precautions undertaken to prevent the release of any asbestos fibres.

Remove

The HSE recommend against removal of asbestos if the removal is undertaken without due consideration of the potential to increase the risk of harm. ACMs should be removed where found to be in poor condition, if it is not possible to undertake maintenance works without disturbance, or refurbishment works are due to be undertaken. Only HSE licensed contractors may be appointed to deal with work that contains 'high risk' ACMs.

Periodic Air Test

Where there is a large amount of ACMs in a confined space with a history of unauthorised disturbance, periodic air tests may be undertaken to monitor asbestos fibre levels to confirm that it is safe to access the area.

Survey Appendices

Regulations and Guidance

Legislation

The Health & Safety at Work Act (1974) and The Management of Health and Safety at Work Regulations (1999) collectively require employers to provide a safe workplace for all their employees and those affected by their activities.

Asbestos specifically and work with asbestos is covered by specialist regulations known as The Control of Asbestos Regulations 2012 (CAR 2012). The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of ACMs.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these ACMs.
5. Prepare a plan setting out how the risks from the ACMs are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Approved Codes of Practice and Guidance Documents

There is a raft of publications that disseminate advice and information relating to asbestos which should be consulted by those who work with or have an obligation to manage ACMs (please note this list is not exhaustive).

1. L143 'Managing and Work with asbestos'
2. HSG210 'Asbestos essentials task manual'
3. HSG227 'A comprehensive guide to managing asbestos in premises'
4. HSG247 'Asbestos: The licensed contractors' guide'
5. HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'
6. HSG264 'Asbestos: The survey guide'
7. INDG223 'Managing asbestos in building: A brief guide'

The HSE has also published 38 'Asbestos essentials task sheets' and 10 'Equipment and Method sheets' which can help ensure compliance with CAR 2012 and illustrate 'good practice'.



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	
PREMIUM	
EMERGENCY	

Client:	NSUK GROUP
Address:	HAMPSTEAD HOUSE 176 FINCHLEY ROAD LONDON, NW3 6BT
Attention:	TECHNICAL MANAGER ST GEORGE ALLOTMENTS
Site Address:	
Date sample taken:	UNKNOWN
Date sample received:	04/11/22
Date of Analysis:	04/11/22

Analysis Report No.	SCO/22/24966		
Report Date.	04/11/22		
Site Ref No.	NS18204		
Page No:	1	Of	1
No. of Samples:	2		
Obtained:	DELIVERED		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	001	GROUND FLOOR – PLOTS 11-12 – FLOOR – CEMENT	CHRYSOTILE
2	002	GROUND FLOOR – PATHWAY – FLOOR – CEMENT	CHRYSOTILE/CROCIDOLITE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
 Note: All Analysis is performed in House on the registered premises (below).
 Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	
		Print name:	S.BOLTON – Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

MELBOURN PARISH COUNCIL

Asbestos Management Plan – St George’s and Gray’s Allotments

Purpose: To set out the management plan for reducing the risk of exposure to asbestos on the allotments and to set out the procedure for removing asbestos when it is found.

Section 1 – Overview:

Asbestos was widely used by the construction industry before 1995. Products such as cement sheets, roof panels, ceiling tiles, ceiling coatings and PVC floor tiles may all contain asbestos. Not all asbestos material presents the same risk.

The type of asbestos that is generally found on the allotment sites is white asbestos in the form of cement panels and usually found as fragments in the soil. The white asbestos is generally considered “low risk” because the asbestos fibres are bonded with the material so it is more difficult for them to be released into the air. Asbestos is not considered hazardous as long as it remains in place and undamaged. It is only when materials containing asbestos are damaged that there is potential for asbestos fibres to be released into the air and inhaled.

St George’s allotments historically had buildings on the site that are believed to have been constructed using asbestos cement. Due to the history of the allotment site, the Parish Council treats all materials suspected of containing asbestos as asbestos and will follow the protocol in section 4.

Section 2 - Responsibility:

As the land owner, the Parish Council is responsible for implementing the Asbestos Management Plan and the Allotment Association will help to facilitate the plan.

All plot holders are responsible for acting in accordance with the plan and reporting issues to the Allotment Association and Parish Council.

The contact details for the Parish Council and Allotment Association can be found below. When reporting asbestos, you must inform both organisations.

Name	Contact Details	Organisation
Sophie Marriage	assistantclerk@melbournpc.co.uk 01763 263303 (option 3)	Melbourn Parish Council
Graham Place (secretary) Chris Selway (chairman)	Gaplace10@gmail.com ; gardenrobot@AOL.com	Allotment Association

Section 3 - General safety advice:

Asbestos is only dangerous when it is disturbed and when managed safely and contained it does not present a hazard. If you do come across a piece of material that you suspect may contain asbestos, do not break or damage it to avoid release of hazardous fibres.

It should be noted that plants can only absorb water soluble minerals and asbestos is not water soluble, so it is safe to plant, grow, and consume produce from the allotments. It is advisable to wash produce with clean water before use. As always, children should be supervised at all times when they are on the allotments.

An Asbestos Survey Report was carried out on 2nd November 2022 to identify, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) and to assess the risks during activities on the site. The materials found at the allotments were deemed “low” risk and the overall risk for the site was categorized as “very low”.

MELBOURN PARISH COUNCIL

ACMs within this category are predominantly not readily accessible, unlikely to be disturbed and due to their nature, condition, location or extent, and would lead to minimal fibre release if they were disturbed. The survey advises that visual inspections should be made on an annual basis to ascertain any change in condition and where such a change occurs, should be appropriately assessed, scored and re-prioritised. It has been recommended that any identified ACMs (bounded) are removed under partially controlled conditions by fully licensed contractors.

If you are unsure about whether a piece of material contains asbestos, you should presume it does and follow the steps set out in section 4.

Section 4 –What to do when material that may contain asbestos is found on a plot:

The steps in sections 4 have been guided by the findings and recommendations from the Asbestos Survey Report 2022 and information from the Health and Safety Executive.

Step 1: Holder identifies piece(s) of material that may contain asbestos on allotment plot



Step 2: Holder takes care not to disturb the material that may contain asbestos, by leaving the material where it is or by wetting the material thoroughly with water, then moving it with a trowel/spade to a more suitable area on their plot. The holder must mark the location of the material with a red marker. Red markers are kept in the box next to the noticeboard at the entrance to the site



Step 3: Holder informs Parish Office **and** Allotment Association (via contact details in Section 2) that they have identified material that may contain asbestos and have marked exact location of the material.



Step 4: The Parish Office will arrange clearance annually. It will be up to the discretion of the Clerk/Maintenance committee if more frequent clearances are required. The holder will not disturb the area where the material that may contain asbestos has been identified until the Parish Office confirms that clearance is complete.



Step 5: The Parish Office confirms clearance of the material and the holder can resume gardening in this area.

Section 5 – Long term plan to reduce the risk of exposure to asbestos:

Pieces of asbestos have been found across the allotments over several years. In order to reduce the amount of asbestos and in accordance with the recommendations from the Asbestos Survey Report, the Parish Council will arrange for a licensed contractor to carry out yearly site inspections in the spring time, to monitor the presence and extent of asbestos and to clear any visible asbestos. This will reduce the amount of asbestos at the allotments over time. The introduction of yearly site inspections will be reviewed annually to monitor its effectiveness.



ARGENTA

T R E E S U R V E Y S

TREE HEALTH & SAFETY SURVEY & ARBORICULTURAL REPORT

Sites at:
**Several locations
Parish of Melbourn**

Job ref	Report Version	Author	Checked	Date
ATS0971	V1	IL	IL	December 2025





Ian Lorman

Relevant Qualifications

Professional Diploma in Arboriculture (Royal Forestry Society)

National Diploma in Arboriculture

National Certificate in Horticulture (Arboriculture Module)

Professional Membership

I have been a Fellow Member of the Arboricultural Association since 2013

Membership number FE1030



Arboricultural
ASSOCIATION

Fellow Member

Experience

My career started in 1991 from craft level in arboriculture, to student, and then working in closely related industries to working as an Arboricultural / Trees Officer in five different local authorities. I have been practicing arboricultural consultancy for several years.



**St George's & Grays Allotments
INSET 8**

SCALE :
1 : 700 @ A3

DATE :
19/01/2026

MAP FILENAME :



THIS DRAWING MUST BE READ IN COLOUR

THE MOOR

Allot Gdns

95

96

97

94

93

98

Site name: St George's & Grays Allotments Surveyor: Ian Lorman			Date of survey: October 2025 Conditions: Clear / dry / still					
Tree number	Species	Height estim (m)	Stem Diam (s) estim (mm) No. of	Crown spread Ave rad estim (m)	Life stage	Observations; structural / physiological condition and any tree work recommendations	Priority / urgency of work	Zone value
93	Common Ash	10	500	4	Mature	Crown - Fair, Stem - Good, Basal Area - Good No action Previously pollarded at 8 metres	0	1
94	Common Ash	10	600	4.5	Mature	Crown - Fair, Stem - Fair, Basal Area - Fair Sever Ivy Previously pollarded at 8 metres. Dense ivy	3	2
95	Common Hawthorn	8	250	2	Mature	Crown - Poor, Stem - Fair, Basal Area - Fair No action Very low vigour. Dense ivy	0	2
96	Common Hawthorn	6	200	2	Mature	Crown - Fair, Stem - Fair, Basal Area - Fair No action Low vigour	0	2
97	Common Ash	12	800	5	Mature	Crown - Fair, Stem - Good, Basal Area - Good No action Bifurcated at ground level with very acute union. Previously reduced	0	2
98	Common Ash	10	600 600	5.5	Mature	Crown - Fair, Stem - Fair, Basal Area - Fair No action Bifurcated at ground level. Dense ivy. Previously reduced	0	2