402

HSG 264
REINSPECTION OF ACMs

CLIENT
Norbury House Management Ltd
The Office – Norbury House
Friar Street
Droitwich
Worcestershire
WR9 8EB

SURVEY SITE
Norbury House
Friar Street
Droitwich
Worcestershire
WR9 8EB

Authorised by:
Paul McAllister

Project No. ABP/PQ25-00080/P-31913/04/25
Report 1 (Revision 0)
Report Issue Date: 20/05/2025

CONTENTS

1.0 EXECUTIVE SUMMARY

ABP Associates Limited was instructed by Steve Broadrick of Norbury House Management Ltd to undertake a reinspection of asbestos containing materials (ACMs) reported in the previous management survey completed by dated, reference at Norbury House, Friar Street, Droitwich, Worcestershire, WR9 8EB. This reinspection was undertaken on 28 April 2025 by Limahl Fritz. A watching brief during the removal of door frames from a variety of flats and plumbing works within the loft was observed by Paul McAllister and was carried out in accordance with the requirements of the Control of Asbestos Regulations 2012, HSG 264 and ABP's internal procedures.

1.1 Asbestos Materials Summary

This section is divided into three tables.

Table 1.1.1 highlights ACMs that require management action to reduce the risk of airborne fibre release as part your asbestos management plan.

Table 1.1.2 lists all items reinspected, but no additional management action required.

Table 1.1.3 lists items not reinspected.

Table 1.1.1 Management action required.

Norbury House		
Location	**Description of Material**	**Recommendation for management action**
G087 - Phase 2 lift lobby	Lining panels to lift - Insulating board	Encapsulate (repair)
1086 - Phase 2 1st floor stairwell 1	Lining panels to lift - Insulating board	Encapsulate (repair)
2084 - Phase 2 2nd floor stairwell 1	Lining panels to lift - Insulating board	Encapsulate (repair)
3082 - Phase 2 3rd floor stairwell 1	Lining panels to lift - Insulating board	Encapsulate (repair)
4080 - Phase 2 4th floor stairwell 1	Lining panels to lift - Insulating board	Encapsulate (repair)
5002 - Roof void section 2	Debris to all surface areas - Debris	Remove
5003 - Roof void section 1	Insulating board lining - Insulating board	Remove
5003 - Roof void section 1	Insulating board lining - Insulating board	Remove
5003 - Roof void section 1	Redundant panel to metal water tank - Insulating board	Remove
5003 - Roof void section 1	Insulating board wall barrier - Debris	Remove
5003 - Roof void section 1	Debris to all surface areas - Debris	Remove
5003 - Roof void section 1	Insulating board debris to floor and surfaces - Insulating board	Remove
5003 - Roof void section 1	Debris throughout - Debris	Remove

Table 1.1.2 The following Asbestos containing materials (ACMs) were reinspected and no change to the material assessment score found.

Norbury House – Re-inspection		
Location	**Description of Material**	**Recommendation for management action**
-1031 - Basement	Textile flash guards - Textile	Mark & Manage
-1033 - Lift Machine Room 1	Lift motor brake pads - Composite	Mark & Manage
-1033 - Lift Machine Room 1	Bitumen cable wrap - Bitumen	Mark & Manage
-1033 - Lift Machine Room 1	Cement tile shuttering - Cement	Mark & Manage
-1035 - Lift Machine Room 2	Lift motor brake pads - Composite	Mark & Manage
-1036 - Basement	Bitumen cable wrap - Bitumen	Mark & Manage
G023 - Phase 1 electrical meter room	Textile flash guards - Textile	Mark & Manage
G030 - Bin store	Pipe sleeve - Cement	Mark & Manage
1018 - Phase 1 water meter cupboard	Textiles flash guards to electrics - Textile	Mark & Manage
2012 - Phase 1 lift lobby	Bitumen cable wrap - Bitumen	Mark & Manage
4001 - Phase 1 lift lobby	Infill panels below windows - Cement	Mark & Manage
5001 - Roof void section 3	Gaskets sealed to vertical flue - Gasket	Mark & Manage
5001 - Roof void section 3	Gaskets sealed within pipe flanges - Gasket	Mark & Manage
5001 - Roof void section 3	Gaskets sealed within live tanks - Gasket	Mark & Manage
5002 - Roof void section 2	Lagging to vertical pipe - Lagging	Mark & Manage
5002 - Roof void section 2	Gaskets sealed within live tanks - Gasket	Mark & Manage
5002 - Roof void section 2	Gaskets sealed within pipe flanges - Gasket	Mark & Manage
5003 - Roof void section 1	Gaskets sealed within pipe flanges - Gasket	Mark & Manage

Norbury House – Re-inspection		
Location	**Description of Material**	**Recommendation for management action**
5003 - Roof void section 1	Gaskets sealed within live tanks - Gasket	Mark & Manage
EX065 - Phase 2 lift motor room	Mastic to timber framework - Putty	Mark & Manage

Norbury House - Management		
Location	**Description of Material**	**Recommendation for management action**
-1033 - Lift Machine Room 1	Cement tile shuttering - Cement	Mark & Manage

Table 1.1.3 The following Asbestos containing materials (ACMs) could not be reinspected.

Location	Description of Material	Reason
EX062 External	Rope seal to skylight: Rope	Skylight has been removed

2.0 INTRODUCTION

This report details the findings of the reinspection of ACMs reported in the current asbestos management survey. This is part of the client's asbestos management plan, to enable managers of the building to update the Asbestos Register and Management Plan.

Areas not previously accessed are not part of this reinspection and must be presumed to contain ACMs until access, and the register updated.

A new management survey must be conducted for when access is gained into these areas.

Any relevant parties, prior to building works of any description commencing, should consult this report.

REFER TO FOR THE SCOPE OF THE ORIGINAL SURVEY WORKS AND PREVIOUSLY NON-ACCESSED AREAS.

It is also essential that any users of this report appreciate that this report **cannot** serve as an exhaustive account of asbestos containing materials throughout the site. Moreover, given the way in which ACMs were used in building constructions, certain ACMs may only be detected during major refurbishment or demolition works.

ABP Associates Ltd is a Type C Inspection Body accredited by UKAS (United Kingdom Accreditation Service) to BS EN ISO/IEC 17020:2012 for the *Surveying of Asbestos in Premises and reinspection*.

It is now mandatory for all persons carrying out work, or organising such work, on buildings constructed prior to 2000 to have asbestos awareness training provided by a competent person / organisation.

2.1 Scope of works

A reinspection of known ACMs was carried out in accordance with HSG 264 and the ABP internal procedure, to existing asbestos containing materials **only**.

The reinspection was carried out with due diligence and every endeavour was made to obtain access and determine the accessibility, condition, and surface treatment of these asbestos (or presumed asbestos) materials, so far as is reasonably practicable.

Watching brief to removal of door moulding and plumbing works within the loft area

2.2 General Building Description

Former hotel building converted into residential flats. Build date approximately 1900.

2.3 Objectives

The objectives of the reinspection were to:

i. Inspect and record information on the accessibility, condition, and surface treatment of any presumed or known asbestos containing materials.

ii. To establish the potential for any types of ACMs (known or presumed), to release airborne asbestos fibres by the application of the points scoring system in the standard algorithm as detailed in HSG 264.

Where an area has been previously stripped of asbestos i.e. plant rooms, ducts, etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2012 laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings. Every effort will be made to discover if asbestos debris is present. However, a more intrusive survey (refurbishment / demolition) may be required to fully investigate the extent of possible contamination.

2.4 ABP Contact Points

In the event of any queries regarding this report please contact the report author at:

T 02380 528571
E info@abp.uk.com

APPENDIX A

ASBESTOS IN BUILDINGS REINSPECTION – MATERIALS ASSESSMENT ALGORITHM

The Materials Assessment takes into account the type and condition of the ACM and the ease with which it releases fibres if disturbed. Each of the parameters given below were recorded during the survey.

Product type or debris from product	1 (Low) 2 (Medium) 3 (High)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc. AIB, textiles, gaskets, ropes, paper etc. Lagging, spray coatings, loose asbestos etc.
Damage/Deterioration	0 (None) 1 (Low) 2 (Medium) 3 (High)	No visible damage Few scratches / marks, broken edges etc. Significant breakage of non-friable materials or several small areas of damage to friable material. High damage / visible debris.
Surface Treatment	0 (None) 1 (Low) 2 (Medium) 3 (High)	Non-friable composite asbestos / encapsulated cement Enclosed sprays / lagging / board / or bare cement. Bare AIB or encapsulated lagging / spray. Unsealed lagging/spray
Asbestos Type	NAD 1 2 3	No Asbestos Detected Chrysotile Amphibole (not crocidolite) Crocidolite
ID level (Level of Identification)	ID P SP A NAD PS	Identified by Laboratory analysis Presumed Strongly presumed Analysed No Asbestos Detected Previously sampled
Accessibility	0 1 2 3	Usually inaccessible Occasionally likely to be disturbed Easily disturbed Routinely disturbed

RECOMMENDATIONS

Recommendation	Code	Direction
Remove/ Encapsulate – Licensed	R/E1	Removal of this material must be conducted under controlled conditions by a Licensed Asbestos Removal Contractor. Waste will be disposed of in accordance with the Hazardous Waste Regulations. Surfaces that require encapsulation (i.e. porous surfaces in a plant room) will require future management under CAR 2012.
Remove – Licensed	R1	Removal of this material must be conducted under controlled conditions by Licensed Asbestos Removal Contractor. Waste will be disposed of in accordance with the Hazardous Waste Regulations.
Remove – NNLW	R2	A suitable and sufficient risk assessment should be conducted to determine if the removal is notifiable non-licensable work (NNLW) or can be carried out as non-licensed task work.
Remove – TASK	R3	Removal of this material must be conducted under controlled conditions by suitably trained operatives. Waste will be disposed of in accordance with the Hazardous Waste Regulations.
Encapsulate (new) – Licensed	E1	Encapsulate/Enclose to seal the damaged/bare sections; this should be undertaken by a Licensed Asbestos Removal Contractor. If any works are planned which may disturb this material, then it should be removed by a Licensed Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste Regulations.
Encapsulate (repair) – Licensed	E2	Repair the existing encapsulation to seal the damaged/bare sections; this should be undertaken by a Licensed Asbestos Removal Contractor. If any works are planned which may disturb this material, then it should be removed by a Licensed Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste Regulations.
Encapsulate (new) – NNLW	E3	Encapsulate/Enclose to seal the damaged/bare sections; a suitable and sufficient risk assessment should be conducted to determine if the remedial work is notifiable non-licensable work (NNLW) or can be carried out as non-licensed task work.
Encapsulate (repair) – NNLW	E4	Repair the existing encapsulation to seal the damaged/bare sections; a suitable and sufficient risk assessment should be conducted to determine if the remedial work is notifiable non-licensable work (NNLW) or can be carried out as non-licensed task work
Encapsulate (new) – TASK	E5	Encapsulate/Enclose to seal the damaged/bare sections; this should be undertaken by a competent person. If any works are planned which may disturb this material, then it should be removed by a suitably trained operatives and disposed of in accordance with the Hazardous Waste Regulations. The utilization of a Licensed Asbestos Removal Contractor is not required for the above works.
Encapsulate (repair) – TASK	E6	Repair the existing encapsulation to seal the damaged/bare sections; this should be undertaken by a competent person. If any works are planned which may disturb this material, then it should be removed by a suitably trained operatives and disposed of in accordance with the Hazardous Waste regulations. The utilization of a Licensed Asbestos Removal Contractor is not required for the above works.
Mark & Manage – Licensed	MM1	Re-inspect every 12 months to monitor condition by a competent person. If any works are planned which may disturb this material, then it should be removed by a Licensed Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste Regulations.
Mark & Manage – NNLW	MM2	Re-inspect every 12 months to monitor condition by a competent person. If any works are planned which may disturb this material, then a suitable and sufficient risk assessment should be conducted to determine if the removal is notifiable non-licensable work (NNLW) or can be carried out as non-licensed task work.
Mark & Manage – TASK	MM3	Re-inspect every 12 months to monitor condition by a competent person. If any works are planned which may disturb this material, then it should be removed by suitably trained operatives and disposed of in accordance with the Hazardous Waste Regulations. The utilization of a Licensed Asbestos Removal Contractor is not required for the above works.

Materials Assessment Score	Risk of Fibre Release
10, 11, 12	**High Risk**
7, 8, 9	**Medium Risk**
5, 6	**Low Risk**
2, 3, 4	**Very Low Risk**

The total score is calculated from the sum of the score for product type, damage, surface treatment and asbestos type and the potential for releasing fibres is assigned as detailed below.

The Materials Assessment score has been calculated for each ACM identified and the degree of risk from the material assessment alone is included in this appendix.

Attention is drawn to all occurrences of asbestos identified with a score of **10** or above. Asbestos materials within the aforementioned scoring category will, in most cases, require remedial work.

APPENDIX A
ASBESTOS IN BUILDINGS REINSPECTION – MATERIALS ASSESSMENT ALGORITHM

Project Number:	ABPPQ25-00080/P-31913/04/25	**Site:**	Norbury House, Friar Street, Droitwich, Worcestershire, WR9 8EB	**Lead Surveyor and 2ND Surveyor:**	Limahl Fritz and Paul McAllister
Survey Type:	Management Survey Reinspection	**Sampling Strategy:**	HSG 264	**Date:**	28 April 2025

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	A Product Type 1,2 or 3	B Damage 0,1,2 or 3	C Surface Treatment (if any) 0,1,2 or 3	D Asbest. Type NAD 1,2 or 3	A + B + C + D = Total Points	Qty LM m² m³ or Unit	Access. 0,1,2 or 3	Rmd MM1-3 E1-6 R1-3 R/E1 None
Re-inspection											
-1031 Basement	SP Vis ID		Textile flash guards - Reinspection item #31 - Textile	2	1	1	1	5	Throughout no	0	MM3
-1036 Basement	SP Vis ID		Bitumen cable wrap - Reinspection item #36 - Bitumen	1	1	0	1	3	30 lin m	1	MM3
G023 Phase 1 electrical meter room	SP Vis ID		Textile flash guards - Reinspection item #23 - Textile	2	1	1	1	5	Throughout no	0	MM3
G030 Bin store	SP Vis ID		Pipe sleeve - Reinspection item #30 - Cement	1	1	1	1	4	1 lin m	0	MM3
G087 Phase 2 lift lobby	PS		Lining panels to lift - Reinspection item #87, sample No. KO019817 - Insulating board	2	1	1	3	7	25 m²	3	E4
1086 Phase 2 1st floor stairwell 1	PS		Lining panels to lift - Reinspection item #86, sample No. KO019816 - Insulating board	2	1	1	3	7	25 m²	3	E4
2012 Phase 1 lift lobby	SP Vis ID		Bitumen cable wrap - Reinspection item #12 - Bitumen	1	1	0	1	3	3 lin m	1	MM3
2084 Phase 2 2nd floor stairwell 1	PS		Lining panels to lift - Reinspection item #84, sample No. KO019815 - Insulating board	2	1	1	3	7	25 m²	3	E4
3082 Phase 2 3rd floor stairwell 1	PS		Lining panels to lift - Reinspection item #82, sample No. KO019814 - Insulating board	2	1	1	3	7	25 m²	3	E4
4001 Phase 1 lift lobby	PS		Infill panels below windows - Reinspection item #1, sample No. KO019783 - Cement	1	1	1	1	4	3 m²	1	MM3

Project Number:	ABPPQ25-00080/P-31913/04/25	**Site:**	Norbury House, Friar Street, Droitwich, Worcestershire, WR9 8EB	**Lead Surveyor and 2ND Surveyor:**	Limahl Fritz and Paul McAllister
Survey Type:	Management Survey Reinspection	**Sampling Strategy:**	HSG 264	**Date:**	28 April 2025

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	A Product Type 1,2 or 3	B Damage 0,1,2 or 3	C Surface Treatment (if any) 0,1,2 or 3	D Asbest. Type NAD 1,2 or 3	A + B + C + D = Total Points	Qty LM m² m³ or Unit	Access. 0,1,2 or 3	Rmd MM1-3 E1-6 R1-3 R/E1 None
4080 Phase 2 4th floor stairwell 1	PS		Lining panels to lift - Reinspection item #80, sample No. KO019813 - Insulating board	2	1	1	3	7	25 m²	3	E4
5001 Roof void section 3	SP Vis ID		Gaskets sealed to vertical flue - Reinspection item #56 - Gasket	2	1	1	1	5	2 no	0	MM3
5001 Roof void section 3	SP Vis ID		Gaskets sealed within live tanks - Reinspection item #59 - Gasket	2	1	1	1	5	Throughout no	0	MM3
5001 Roof void section 3	SP Vis ID		Gaskets sealed within pipe flanges - Reinspection item #60 - Gasket	2	1	1	1	5	Throughout no	0	MM3
5002 Roof void section 2	PS		Debris to all surface areas - Reinspection item #54, sample No. KO019801 - Debris	3	3	3	1	10	40 m²	0	R1
5002 Roof void section 2	PS		Lagging to vertical pipe - Reinspection item #55, sample No. KO019802 - Lagging	3	1	1	1	6	5 lin m	0	MM1
5002 Roof void section 2	SP Vis ID		Gaskets sealed within live tanks - Reinspection item #52 - Gasket	2	1	1	1	5	Throughout no	0	MM3
5002 Roof void section 2	SP Vis ID		Gaskets sealed within pipe flanges - Reinspection item #53 - Gasket	2	1	1	1	5	Throughout no	0	MM3
5003 Roof void section 1	PS		Debris throughout - Reinspection item #44, sample No. KO019793 - Debris	3	3	3	2	11	20 m²	0	R1
5003 Roof void section 1	PS		Debris to all surface areas - Reinspection item #49, sample No. KO019798 - Debris	3	3	3	2	11	320 m²	0	R1
5003 Roof void section 1	PS		Insulating board debris to floor and surfaces - Reinspection item #38, sample No. KO019790 - Insulating board	2	3	3	2	10	5l4 m²	0	R1
5003 Roof void section 1	PS		Insulating board lining - Reinspection item #37, sample No. KO019789 - Insulating board	2	3	3	2	10	30 m²	0	R1
5003 Roof void section 1	PS		Insulating board wall barrier - Reinspection item #45, sample No. KO019794 - Debris	3	3	3	2	11	12 m²	0	R1

APPENDIX A
ASBESTOS IN BUILDINGS REINSPECTION – MATERIALS ASSESSMENT ALGORITHM

Project Number:	ABPPQ25-00080/P-31913/04/25	**Site:**	Norbury House, Friar Street, Droitwich, Worcestershire, WR9 8EB	**Lead Surveyor and 2ND Surveyor:**	Limahl Fritz and Paul McAllister
Survey Type:	Management Survey Reinspection	**Sampling Strategy:**	HSG 264	**Date:**	28 April 2025

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	A Product Type 1,2 or 3	B Damage 0,1,2 or 3	C Surface Treatment (if any) 0,1,2 or 3	D Asbest. Type NAD 1,2 or 3	A + B + C + D = Total Points	Qty LM m² m³ or Unit	Access. 0,1,2 or 3	Rmd MM1-3 E1-6 R1-3 R/E1 None
5003 Roof void section 1	PS		Redundant panel to metal water tank - Reinspection item #46, sample No. KO019795 - Insulating board	2	3	3	2	10	2 m²	0	R1
5003 Roof void section 1	SP Vis ID		Gaskets sealed within live tanks - Reinspection item #42 - Gasket	2	1	1	1	5	Throughout no	0	MM3
5003 Roof void section 1	SP Vis ID		Gaskets sealed within pipe flanges - Reinspection item #43 - Gasket	2	1	1	1	5	Throughout no	0	MM3
EX062 External			Rope seal to skylight: Rope	-	-	-	-	-	-	-	None
EX065 Phase 2 lift motor room	PS		Mastic to timber framework - Reinspection item sample No. KO019806 - Putty	1	1	0	1	3	4 m²	0	MM3
EX089 Phase 1 roof areas			No Access - No access - access ladders not tagged with inspection tag, condition of access ladder unknown so use without inspection record is not possible.								
Management											
Area067 Phase 1 Lift shaft			Brick walls, solid floor, solid ceiling, modern lift car, metal lift doors								
Area068 Phase 2 Lift shaft			Brick walls, solid floor, solid ceiling, modern lift car, metal lift doors								
-1032 Lift motor room lobby			Room previously non accessed. Plasterboard ceiling, brick walls, concrete floor, timber ceiling shuttering, timber doors and frames								

Project Number:	ABPPQ25-00080/P-31913/04/25	**Site:**	Norbury House, Friar Street, Droitwich, Worcestershire, WR9 8EB	**Lead Surveyor and 2ND Surveyor:**	Limahl Fritz and Paul McAllister
Survey Type:	Management Survey Reinspection	**Sampling Strategy:**	HSG 264	**Date:**	28 April 2025

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	A Product Type 1,2 or 3	B Damage 0,1,2 or 3	C Surface Treatment (if any) 0,1,2 or 3	D Asbest. Type NAD 1,2 or 3	A + B + C + D = Total Points	Qty LM m² m³ or Unit	Access. 0,1,2 or 3	Rmd MM1-3 E1-6 R1-3 R/E1 None
-1033 Lift Machine Room 1	P		Bitumen cable wrap - Presumed due to live cables - Bitumen	1	1	0	1	3	2 lin m	1	MM3
-1033 Lift Machine Room 1	P		Lift motor brake pads - Presumed due to lift being in use - Composite	1	1	0	1	3	2 no	0	MM3
-1035 Lift Machine Room 2	P		Lift motor brake pads - Presumed due to lift being in use - Composite	1	1	0	1	3	2 no	0	MM3
-1033 Lift Machine Room 1			Room previously non accessed. Room 32 - void was marked as previously non accessed but this is part of lift motor room. Clay and concrete ceiling with areas of plasterboard cladding, brick walls, concrete floor, modern electrics, modern lift machinery, metal cable trays, timber door and frame, modern wall mounted heater								
-1033 Lift Machine Room 1	S001	72271	Cement tile shuttering - Seen to ceiling above wall within lift control system panel - Cement	1	2	1	1	5	1 m²	1	MM3
-1033 Lift Machine Room 1	S002	72272	Damp proof course - Bitumen	0	0	0	NAD	-	5 lin m	1	None
-1035 Lift Machine Room 1	S003	72273	Insulating board shuttering - Seen to waste pipe in order of the room - Insulating board	0	0	0	NAD	-	0.1 m²	1	None

Project Number:	ABPPQ25-00080/P-31913/04/25	**Site:**	Norbury House, Friar Street, Droitwich, Worcestershire, WR9 8EB	**Lead Surveyor and 2ND Surveyor:**	Limahl Fritz and Paul McAllister
Survey Type:	Management Survey Reinspection	**Sampling Strategy:**	HSG 264	**Date:**	28 April 2025

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	A Product Type 1,2 or 3	B Damage 0,1,2 or 3	C Surface Treatment (if any) 0,1,2 or 3	D Asbest. Type NAD 1,2 or 3	A + B + C + D = Total Points	Qty LM m^2 m^3 or Unit	Access. 0,1,2 or 3	Rmd MM1-3 E1-6 R1-3 R/E1 None
-1035 Lift Machine Room 2			Room previously non accessed. Room 34 - void was marked as previously non accessed but this is part of lift motor room. Clay and concrete ceiling, brick walls, concrete floor, modern electrics, modern lift machinery, metal cable trays, timber door and frame, modern wall mounted heater								
G028 Phase 1 under stairs			Room previously non accessed. Plasterboard and concrete ceilings, plaster to brick and breezeblock walls, brick walls, modern vinyl flooring to concrete floor, clay wall vents, timber doors and frames, modern electrics								
1017 Phase 1 water meter cupboard			Room previously non accessed. Fixed plasterboard ceilings, concrete beam, plaster to solid and plasterboard walls, carpet to concrete floor, modern vinyl remnants to concrete floor, timber door and frame, uninsulated metal pipework and modern water meters								
1018 Phase 1 water meter cupboard			Room previously non accessed. Clay and concrete ceiling, concrete beam, brick walls, modern vinyl to concrete floor, timber door and frame, uninsulated metal pipework, modern water meters, modern and older electrics								
1018 Phase 1 water meter cupboard	P		Textiles flash guards to electrics - Presumed due to live services, within Bill electrical boxes - Textile	2	1	1	1	5	3 no	0	MM3

Project Number:	ABPPQ25-00080/P-31913/04/25	**Site:**	Norbury House, Friar Street, Droitwich, Worcestershire, WR9 8EB	**Lead Surveyor and 2ND Surveyor:**	Limahl Fritz and Paul McAllister
Survey Type:	Management Survey Reinspection	**Sampling Strategy:**	HSG 264	**Date:**	28 April 2025

Location	ID level & Sample No.	Lab ref. No. or Ref ID No.	Description of sample taken. Comments and Observations	A Product Type 1,2 or 3	B Damage 0,1,2 or 3	C Surface Treatment (if any) 0,1,2 or 3	D Asbest. Type NAD 1,2 or 3	A + B + C + D = Total Points	Qty LM m^2 m^3 or Unit	Access. 0,1,2 or 3	Rmd MM1-3 E1-6 R1-3 R/E1 None
3010 Phase 1 water meter cupboard			Room previously non accessed. Fixed plasterboard ceilings, concrete beam, plaster to solid and plasterboard walls, carpet to concrete floor, modern vinyl remnants to concrete floor, timber door and frame, uninsulated metal pipework and modern water meters								
4003 Phase 1 water meter cupboard			Room previously non accessed. Fixed plasterboard ceilings, concrete beam, plaster to solid and plasterboard walls, carpet to concrete floor, modern vinyl remnants to concrete floor, timber door and frame, uninsulated metal pipework and modern water meters								

APPENDIX B

MANAGEMENT PLAN GUIDANCE

The asbestos materials assessments produced from previous survey, as presented in this report, should be developed into a risk assessment which can then formulate the basis of the management plan, required under Regulation 4 of the Control of Asbestos Regulations 2012.

A priority assessment on each confirmed or presumed case of asbestos should be made.

B.1 Priority Assessment

A priority assessment assesses the likelihood of asbestos containing materials being disturbed, considering the following:

i. Routine maintenance work
ii. Planned refurbishment work
iii. Potential for disturbance
iv. Potential for human exposure
v. Activity from occupants or visitors to the building.

Whilst ABP Associates Limited will have obtained certain relevant information to assist in the compilation of the assessment, it remains the duty of the client under Control of Asbestos Regulations 2012, to ensure the full implementation of the assessment.

ABP Associates Limited is willing to provide further assistance to the client in preparing a detailed and accurate assessment on behalf of and/or in conjunction with the client, ABP are accredited to conduct priority risk assessment scoring.

For further information please contact:

Name: Marvin Sexton (Operations Manager)
Office Tel. No. 02380 528571
Mobile Tel. No: 07717 746785
Email: info@abp.uk.com

ABP Associates Limited has recorded the likelihood of disturbance to the asbestos containing materials with consideration given to the normal activities within the building at the time of the Reinspection. This information is contained within the asbestos materials assessments in *Appendix A*.

B.2 Management Plan

On completion of the risk assessments, the management plan should then be developed in order to control the risk to occupants and visitors to the building.

The management plan will include the following:

1. Specific details of the location and condition of known or presumed asbestos containing materials, and in what way they are recorded and updated as required, (refer to materials assessment).

2. Priority/risk assessments and scores.

3. A list of action priorities.

4. Options regarding the management of asbestos containing materials would be, repair, encapsulate or removal. These decisions will be dependent on the risk of exposure to airborne asbestos fibres and as such consideration must be given to the activities carried out within the building and the proximity of the asbestos. These arrangements must be made in order to ensure compliance with the Control of Asbestos Regulations 2012, etc.

5. Timescales for implementation of the management plan.

6. Arrangements to inspect asbestos containing materials at least on a 12 monthly basis and more frequent dependent on certain situations.

7. Information to employers and employees own responsibilities.

8. Training of employees/management.

9. Appropriate planning to implement policies.

10. Protocol to ensure provision of information to all relevant bodies.

11. Infrastructure within the company regarding persons responsible for the monitoring and / or amendments of the plan.

12. Agreed periodic review of the plan.

Re-inspection Photos

	ID level & Sample No.	SP Vis ID
	Location:	-1031 Basement
	Item Description:	Textile flash guards - Textile
	Asbestos Type:	Chrysotile

	ID level & Sample No.	P
	Location:	-1033 Lift Machine Room 1
	Item Description:	Lift motor brake pads - Composite
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	P
	Location:	-1033 Lift Machine Room 1
	Item Description:	Bitumen cable wrap - Bitumen
	Asbestos Type:	Chrysotile

	ID level & Sample No.	P
	Location:	-1035 Lift Machine Room 2
	Item Description:	Lift motor brake pads - Composite
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	SP Vis ID
	Location:	-1036 Basement
	Item Description:	Bitumen cable wrap - Bitumen
	Asbestos Type:	Chrysotile

	ID level & Sample No.	SP Vis ID
	Location:	G023 Phase 1 electrical meter room
	Item Description:	Textile flash guards - Textile
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	SP Vis ID
	Location:	G030 Bin store
	Item Description:	Pipe sleeve - Cement
	Asbestos Type:	Chrysotile

	ID level & Sample No.	PS
	Location:	G087 Phase 2 lift lobby
	Item Description:	Lining panels to lift - Insulating board
	Asbestos Type:	Crocidolite

APPENDIX C

PHOTOGRAPHS

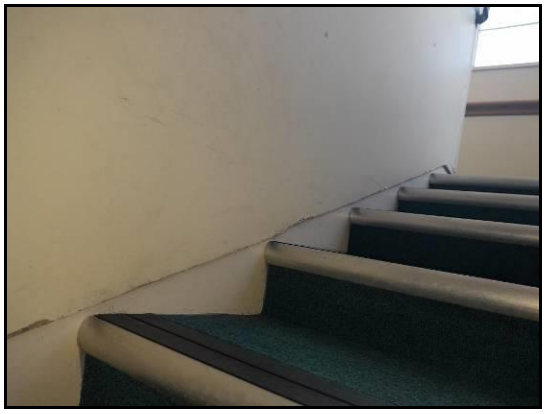
	ID level & Sample No.	P
	Location:	1018 Phase 1 water meter cupboard
	Item Description:	Textiles flash guards to electrics - Textile
	Asbestos Type:	Chrysotile

	ID level & Sample No.	PS
	Location:	1086 Phase 2 1st floor stairwell 1
	Item Description:	Lining panels to lift - Insulating board
	Asbestos Type:	Crocidolite

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	SP Vis ID
	Location:	2012 Phase 1 lift lobby
	Item Description:	Bitumen cable wrap - Bitumen
	Asbestos Type:	Chrysotile

	ID level & Sample No.	PS
	Location:	2084 Phase 2 2nd floor stairwell 1
	Item Description:	Lining panels to lift - Insulating board
	Asbestos Type:	Crocidolite

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	PS
	Location:	3082 Phase 2 3rd floor stairwell 1
	Item Description:	Lining panels to lift - Insulating board
	Asbestos Type:	Crocidolite

	ID level & Sample No.	PS
	Location:	4001 Phase 1 lift lobby
	Item Description:	Infill panels below windows - Cement
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	PS
	Location:	4080 Phase 2 4th floor stairwell 1
	Item Description:	Lining panels to lift - Insulating board
	Asbestos Type:	Crocidolite

	ID level & Sample No.	SP Vis ID
	Location:	5001 Roof void section 3
	Item Description:	Gaskets sealed within live tanks - Gasket
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	SP Vis ID
	Location:	5001 Roof void section 3
	Item Description:	Gaskets sealed within pipe flanges - Gasket
	Asbestos Type:	Chrysotile

	ID level & Sample No.	SP Vis ID
	Location:	5001 Roof void section 3
	Item Description:	Gaskets sealed to vertical flue - Gasket
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	PS
	Location:	5002 Roof void section 2
	Item Description:	Lagging to vertical pipe - Lagging
	Asbestos Type:	Chrysotile

	ID level & Sample No.	SP Vis ID
	Location:	5002 Roof void section 2
	Item Description:	Gaskets sealed within live tanks - Gasket
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	SP Vis ID
	Location:	5002 Roof void section 2
	Item Description:	Gaskets sealed within pipe flanges - Gasket
	Asbestos Type:	Chrysotile

	ID level & Sample No.	PS
	Location:	5002 Roof void section 2
	Item Description:	Debris to all surface areas - Debris
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	PS
	Location:	5003 Roof void section 1
	Item Description:	Debris to all surface areas - Debris
	Asbestos Type:	Amosite

	ID level & Sample No.	PS
	Location:	5003 Roof void section 1
	Item Description:	Insulating board wall barrier - Debris
	Asbestos Type:	Amosite

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	PS
	Location:	5003 Roof void section 1
	Item Description:	Debris throughout - Debris
	Asbestos Type:	Amosite

	ID level & Sample No.	PS
	Location:	5003 Roof void section 1
	Item Description:	Redundant panel to metal water tank - Insulating board
	Asbestos Type:	Amosite

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	SP Vis ID
	Location:	5003 Roof void section 1
	Item Description:	Gaskets sealed within live tanks - Gasket
	Asbestos Type:	Chrysotile

	ID level & Sample No.	SP Vis ID
	Location:	5003 Roof void section 1
	Item Description:	Gaskets sealed within pipe flanges - Gasket
	Asbestos Type:	Chrysotile

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	PS
	Location:	5003 Roof void section 1
	Item Description:	Insulating board debris to floor and surfaces - Insulating board
	Asbestos Type:	Amosite

	ID level & Sample No.	PS
	Location:	5003 Roof void section 1
	Item Description:	Insulating board lining - Insulating board
	Asbestos Type:	Amosite

APPENDIX C

PHOTOGRAPHS

	ID level & Sample No.	PS
	Location:	5003 Roof void section 1
	Item Description:	Insulating board lining - Insulating board
	Asbestos Type:	Amosite

	ID level & Sample No.	PS
	Location:	EX065 Phase 2 lift motor room
	Item Description:	Mastic to timber framework - Putty
	Asbestos Type:	Chrysotile

Management Photos

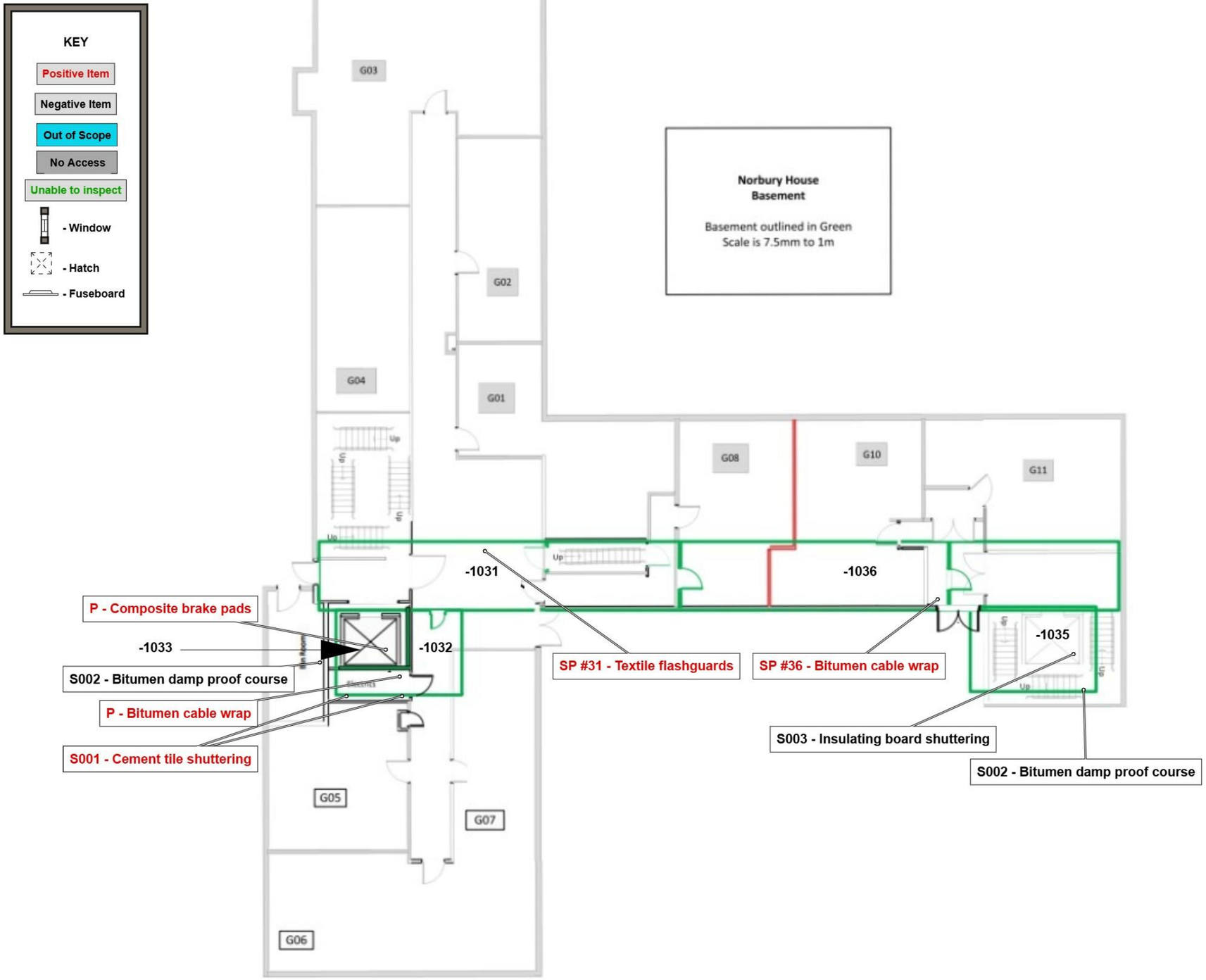
	ID level & Sample No.	S001
	Location:	-1033 Lift Machine Room 1
	Item Description:	Cement tile shuttering - Cement
	Asbestos Type:	Chrysotile

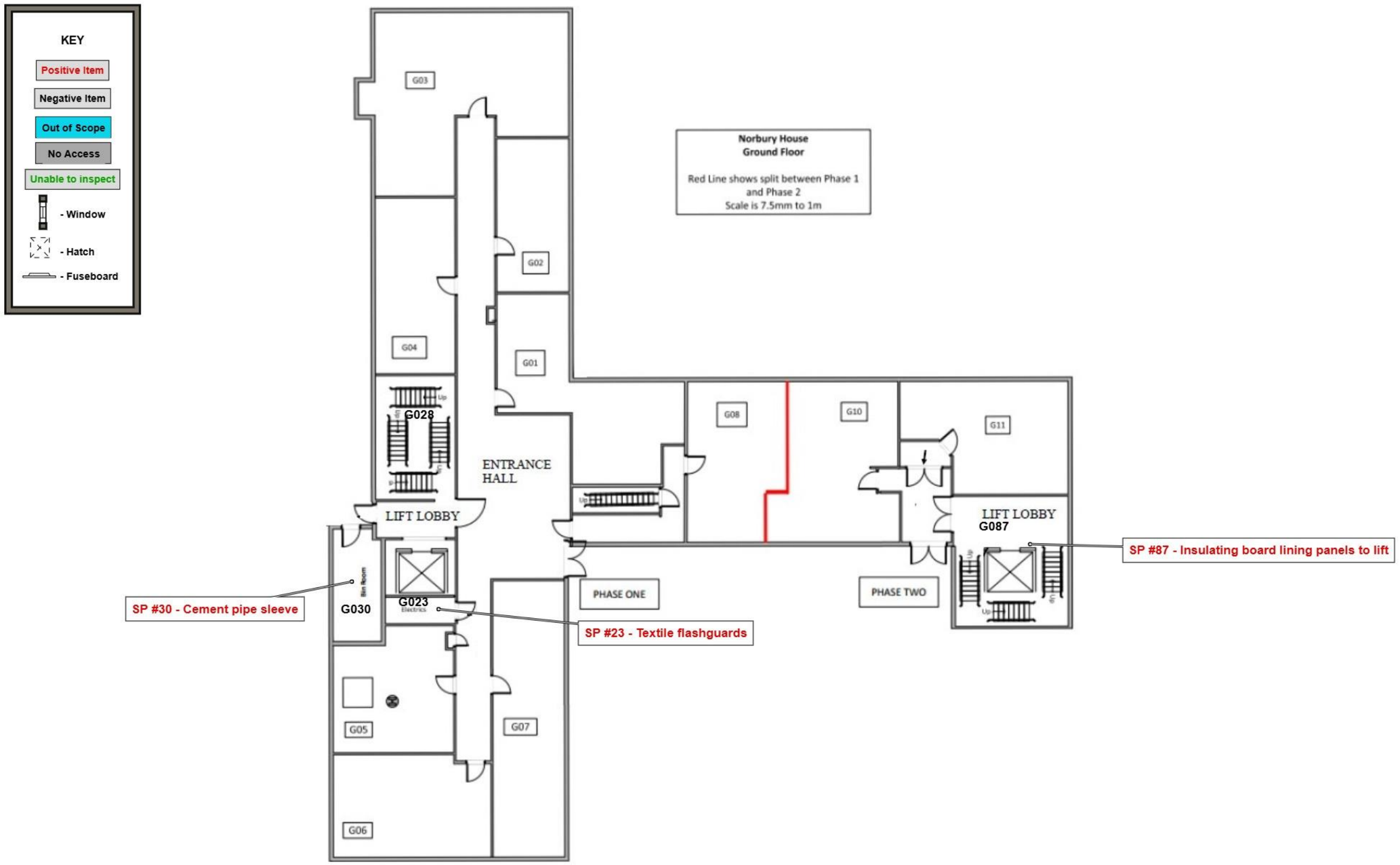
	ID level & Sample No.	S002
	Location:	-1033 Lift Machine Room 1
	Item Description:	Damp proof course - Bitumen
	Asbestos Type:	No asbestos detected

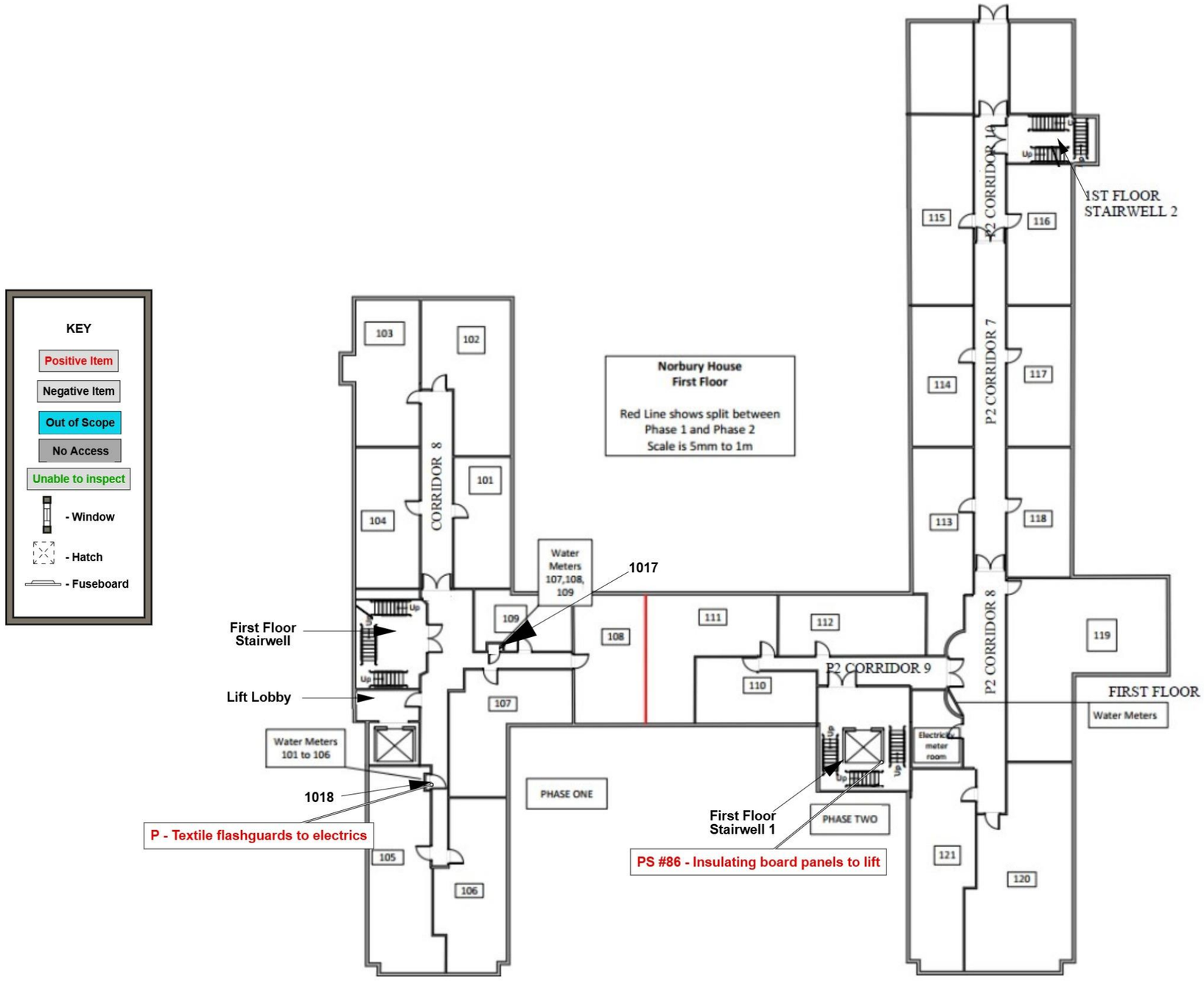
APPENDIX C

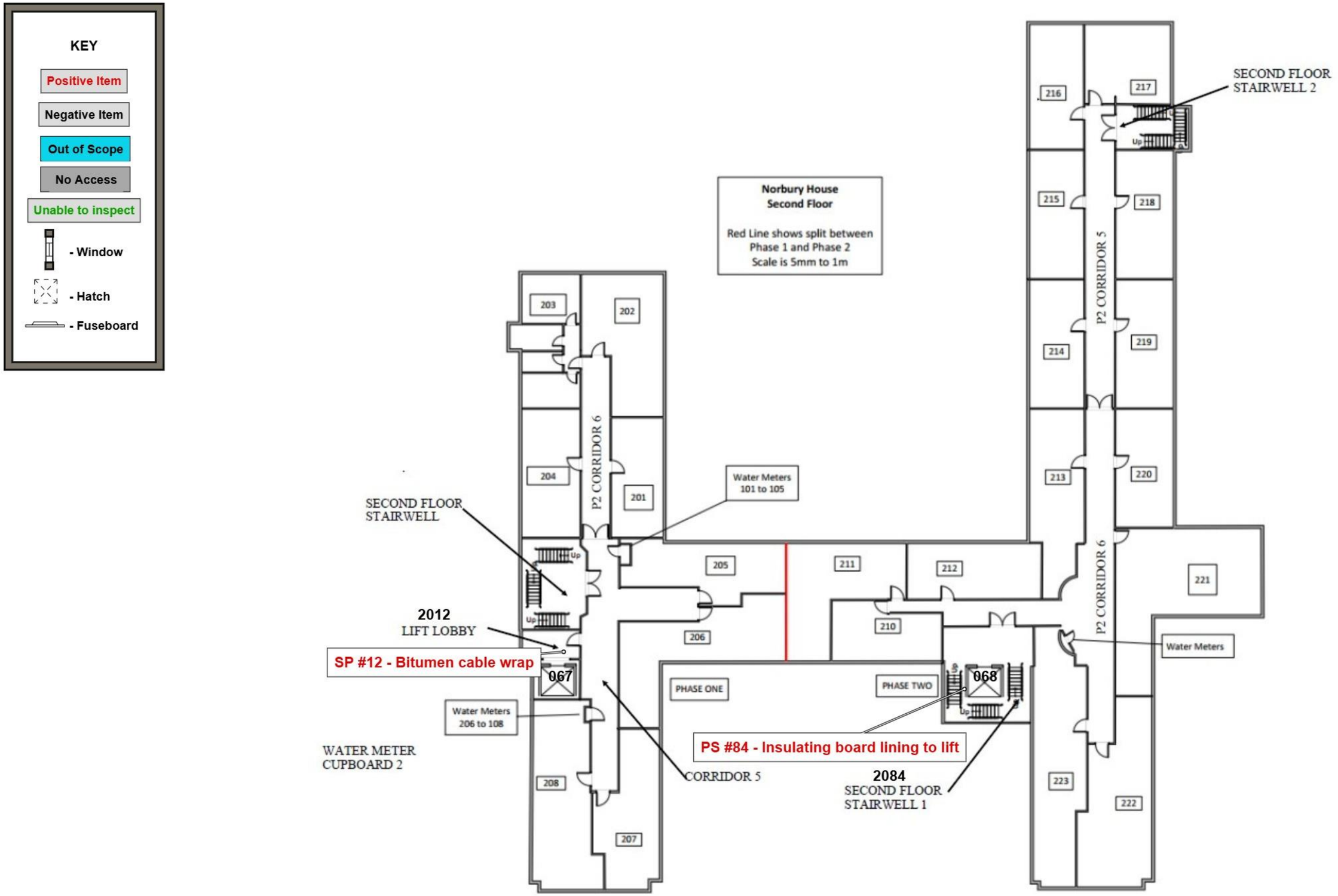
PHOTOGRAPHS

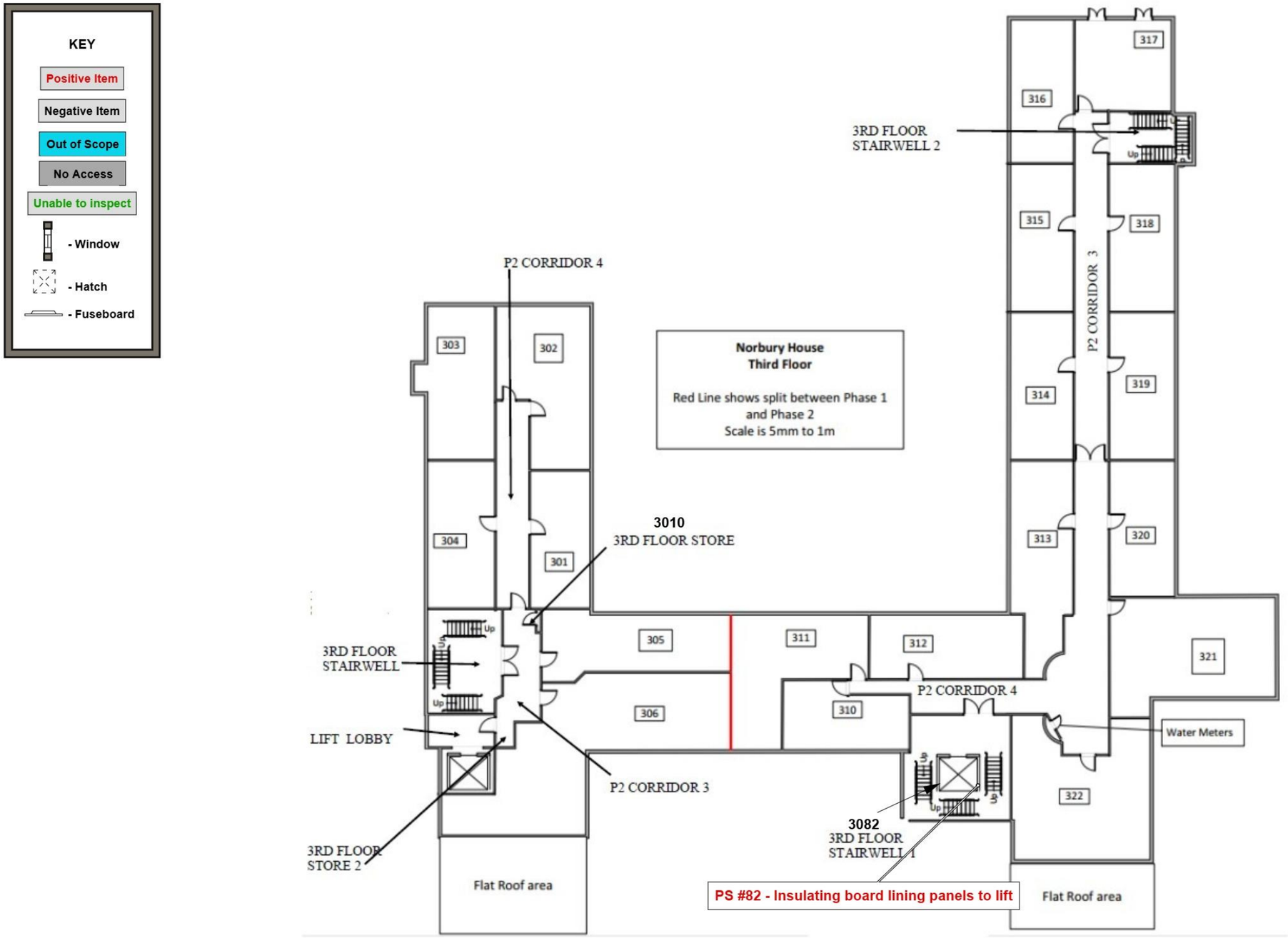
	ID level & Sample No.	S003
	Location:	-1035 Lift Machine Room 1
	Item Description:	Insulating board shuttering - Insulating board
	Asbestos Type:	No asbestos detected

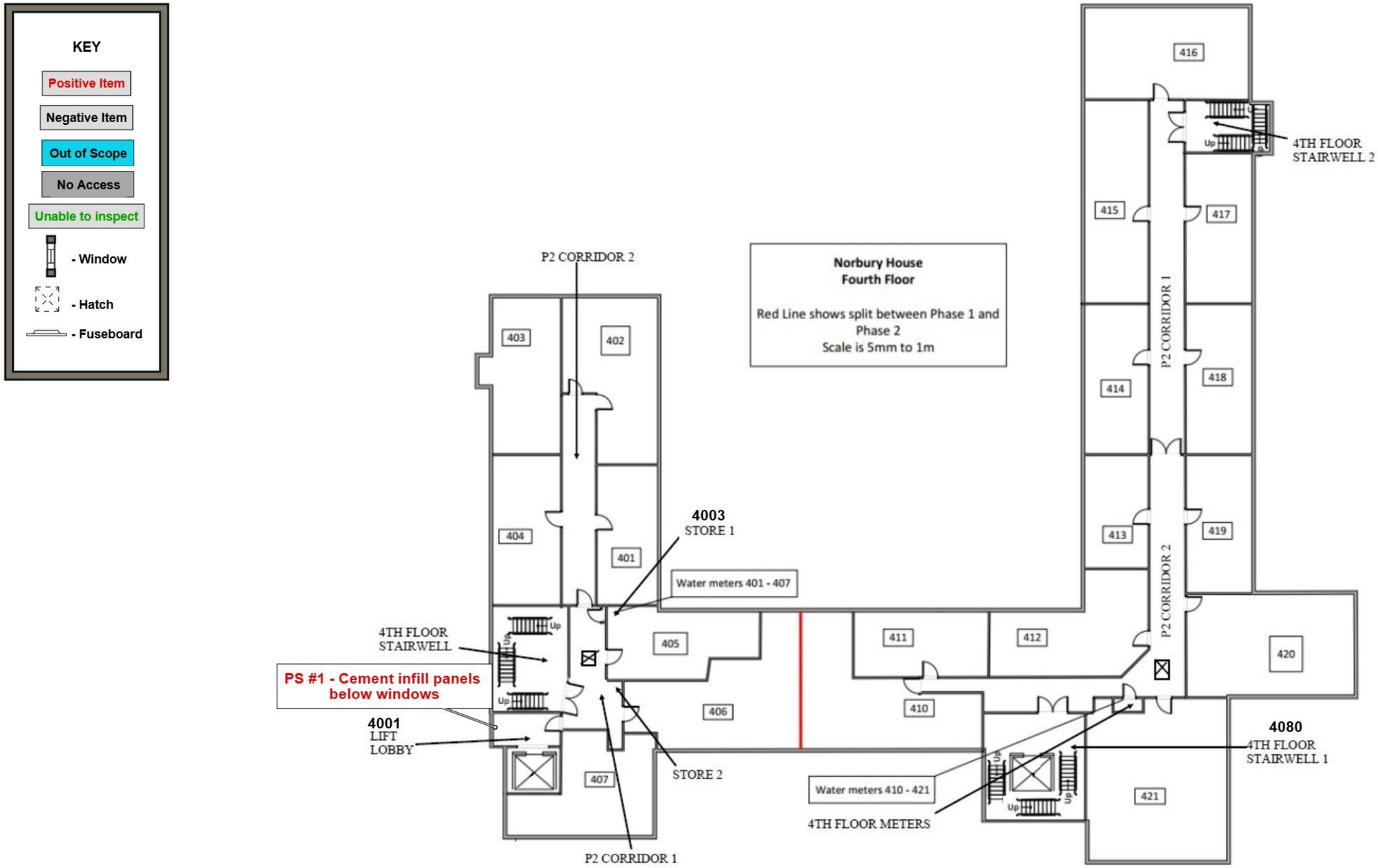

KEY
Positive Item
Negative Item
Out of Scope
No Access
Unable to inspect
- Window
- Hatch
- Fuseboard
Norbury House
Basement
Basement outlined in Green
Scale is 7.5mm to 1m
G03
G02
G04
G01
G08
G10
G11
G05
G07
G06
-1031
-1036
-1035
-1033
-1032
P - Composite brake pads
S002 - Bitumen damp proof course
P - Bitumen cable wrap
S001 - Cement tile shuttering
SP #31 - Textile flashguards
SP #36 - Bitumen cable wrap
S003 - Insulating board shuttering
S002 - Bitumen damp proof course


KEY
Positive Item
Negative Item
Out of Scope
No Access
Unable to inspect
- Window
- Hatch
- Fuseboard
Norbury House
Ground Floor
Red Line shows split between Phase 1 and Phase 2
Scale is 7.5mm to 1m
G03
G02
G04
G01
G028
ENTRANCE HALL
LIFT LOBBY
G08
G10
G11
LIFT LOBBY
G087
SP #87 - Insulating board lining panels to lift
SP #30 - Cement pipe sleeve
G030
G023
SP #23 - Textile flashguards
PHASE ONE
PHASE TWO
G05
G07
G06


KEY
Positive Item
Negative Item
Out of Scope
No Access
Unable to inspect
- Window
- Hatch
- Fuseboard
Norbury House
First Floor
Red Line shows split between
Phase 1 and Phase 2
Scale is 5mm to 1m
1ST FLOOR
STAIRWELL 2
FIRST FLOOR
Water Meters
First Floor
Stairwell
Lift Lobby
Water Meters
101 to 106
1018
P - Textile flashguards to electrics
Water
Meters
107,108,
109
1017
First Floor
Stairwell 1
PS #86 - Insulating board panels to lift
CORRIDOR 8
P2 CORRIDOR 14
P2 CORRIDOR 7
P2 CORRIDOR 9
P2 CORRIDOR 8
PHASE ONE
PHASE TWO
Electrical
meter
room
Up
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121

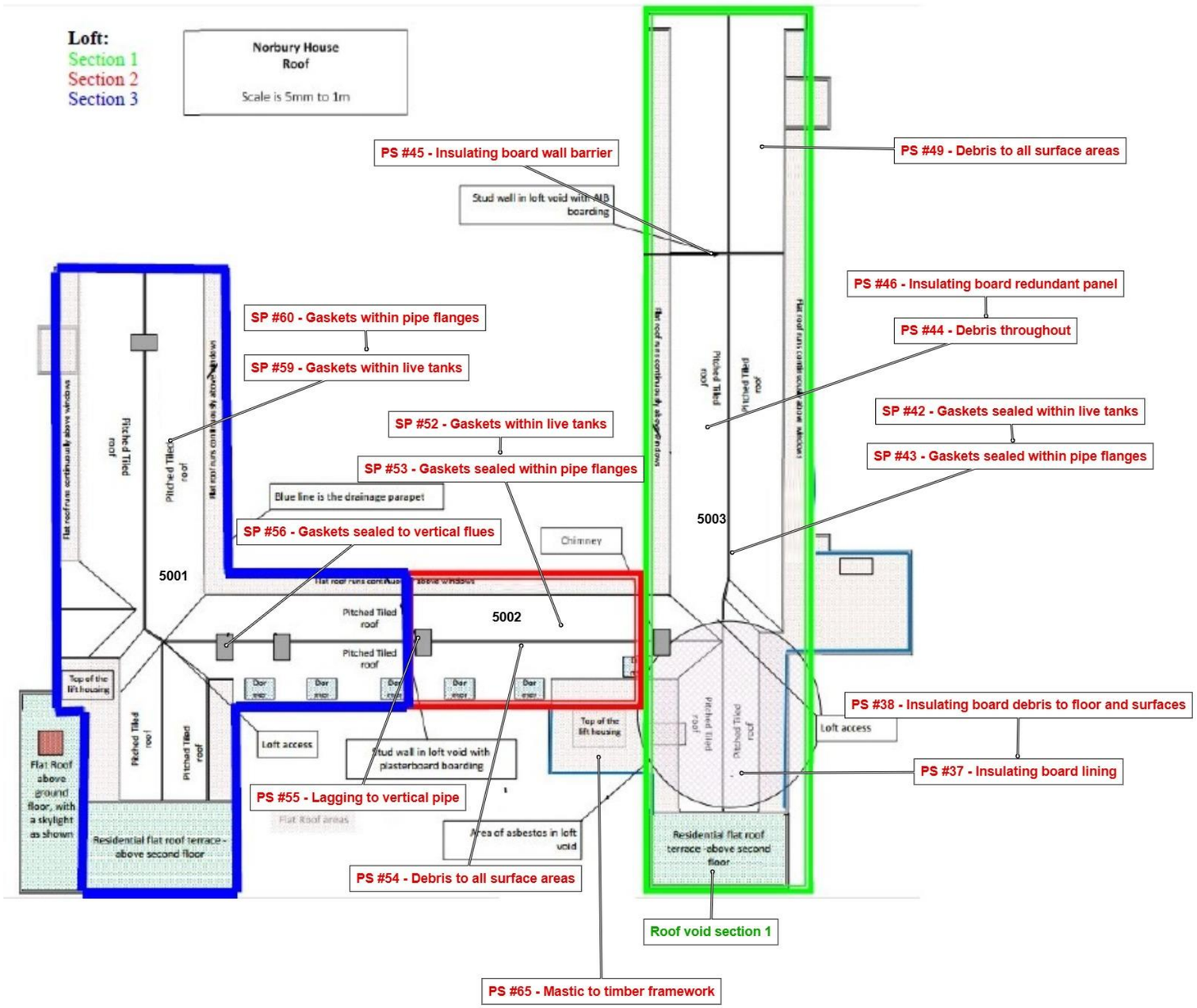

KEY
Positive Item
Negative Item
Out of Scope
No Access
Unable to inspect
- Window
- Hatch
- Fuseboard
Norbury House
Second Floor
Red Line shows split between
Phase 1 and Phase 2
Scale is 5mm to 1m
SECOND FLOOR
STAIRWELL 2
216
217
215
218
214
219
213
220
221
223
222
P2 CORRIDOR 5
P2 CORRIDOR 6
203
202
204
201
205
211
212
210
206
207
208
Water Meters
101 to 105
SECOND FLOOR
STAIRWELL
2012
LIFT LOBBY
SP #12 - Bitumen cable wrap
067
068
PHASE ONE
PHASE TWO
Water Meters
206 to 108
WATER METER
CUPBOARD 2
CORRIDOR 5
PS #84 - Insulating board lining to lift
2084
SECOND FLOOR
STAIRWELL 1
Water Meters
Up

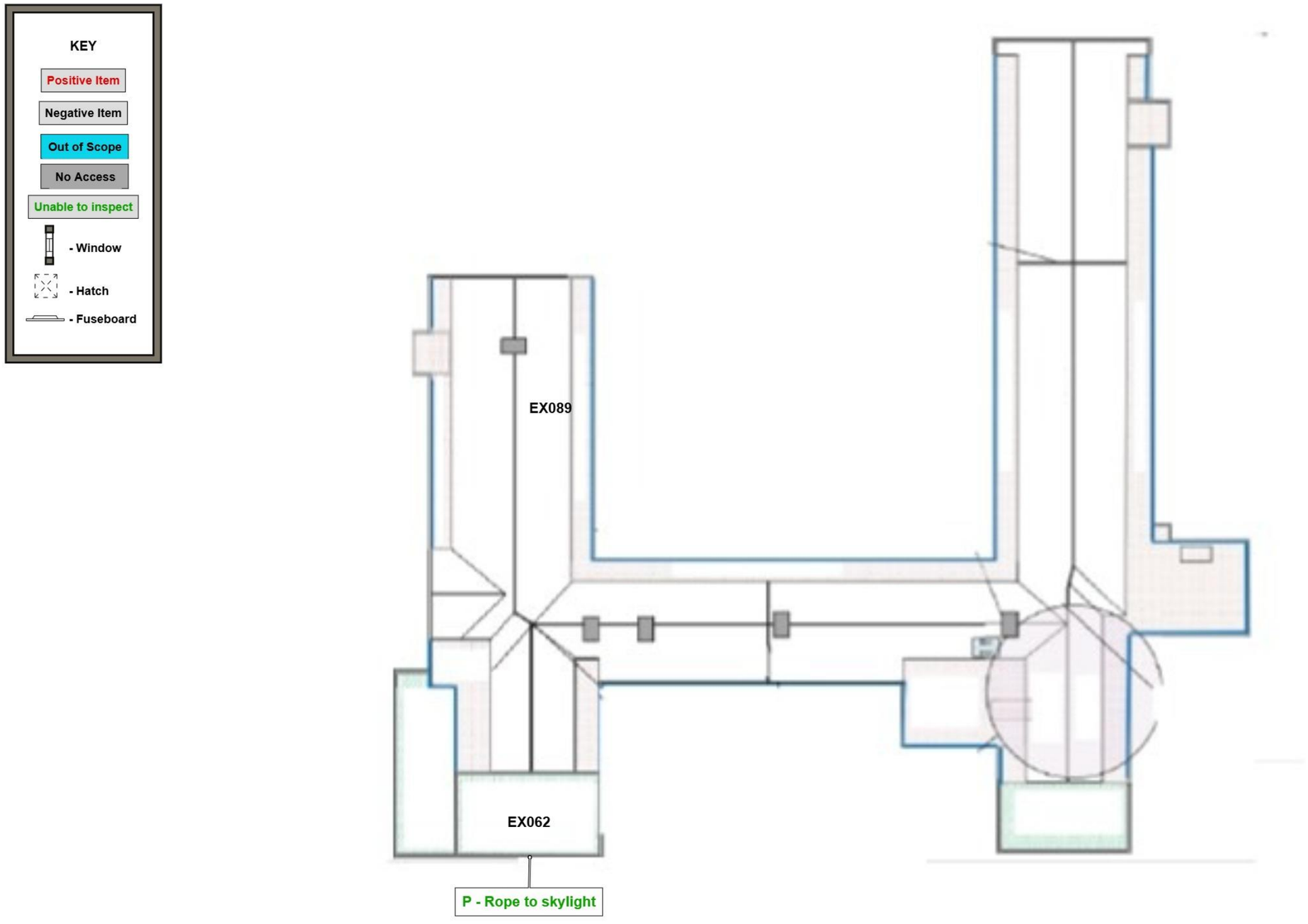

KEY
Positive Item
Negative Item
Out of Scope
No Access
Unable to inspect
- Window
- Hatch
- Fuseboard
Norbury House
Third Floor
Red Line shows split between Phase 1 and Phase 2
Scale is 5mm to 1m
P2 CORRIDOR 4
303
302
304
301
3010
3RD FLOOR STORE
3RD FLOOR STAIRWELL
LIFT LOBBY
3RD FLOOR STORE 2
305
306
311
312
310
P2 CORRIDOR 3
Flat Roof area
3RD FLOOR STAIRWELL 2
317
316
315
318
314
319
313
320
321
322
P2 CORRIDOR 4
Water Meters
3082
3RD FLOOR STAIRWELL 1
PS #82 - Insulating board lining panels to lift
Flat Roof area


KEY
Positive Item
Negative Item
Out of Scope
No Access
Unable to inspect
- Window
- Hatch
- Fuseboard
Norbury House
Fourth Floor
Red Line shows split between Phase 1 and Phase 2
Scale is 5mm to 1m
P2 CORRIDOR 2
403
402
404
401
4003
STORE 1
Water meters 401 - 407
4TH FLOOR
STAIRWELL
PS #1 - Cement infill panels below windows
4001
LIFT
LOBBY
405
406
407
STORE 2
P2 CORRIDOR 1
411
412
410
Water meters 410 - 421
4TH FLOOR METERS
416
4TH FLOOR
STAIRWELL 2
415
417
414
418
P2 CORRIDOR 1
413
419
P2 CORRIDOR 2
420
421
4080
4TH FLOOR
STAIRWELL 1
Up

KEY

- Positive Item
- Negative Item
- Out of Scope
- No Access
- Unable to inspect
- Window
- Hatch
- Fuseboard




KEY
Positive Item
Negative Item
Out of Scope
No Access
Unable to inspect
- Window
- Hatch
- Fuseboard
EX089
EX062
P - Rope to skylight