

Asbestos Re-inspection  
report for:

**Hughenden Court  
Mount Pleasant Road  
Hastings  
East Sussex  
TN34 3ST**

On behalf of:

**Housemartins Management Ltd.  
11 High Street  
Seaford  
BN25 1PE**



**DATE:** 11/12/23

**REFERENCE:** 2023 - 575

**SURVEYOR:** T. HASTINGS (BSc, PG Dip, AMIOA)

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# **1**

## **INTRODUCTION**

## 1. INTRODUCTION

- 1.1 This report contains the findings of the re-inspection and assessment of asbestos materials carried out at Hughenden Court, Mount Pleasant Road, Hastings, TN34 3ST by Thomas Hastings for Hastings Environmental Services Ltd. on 11<sup>th</sup> December 2023.
- 1.2 Hastings Environmental Services was instructed to undertake the inspection by Housemartins Management Ltd., 11 High Street, Seaford, BN25 1PE.
- 1.3 It is our understanding that the purpose of the inspection was to comply with Regulation 4 of the 'Control of Asbestos Regulations 2012' and carry out the routine assessment of the condition of asbestos materials previously identified within the building.
- 1.4 An assessment of the potential disturbance to the asbestos materials identified has also been carried out and recommendations included to assist the duty holder in compiling the management plan required under the regulations.
- 1.5 All asbestos materials previously identified within the HSG264 management survey carried out by Hastings Environmental Services Ltd. on 10<sup>th</sup> October 2013 (Ref: 2013 - 285) were inspected and reference also made to any other analysis certificates made available.
- 1.6 An assessment has been undertaken of the current condition of any asbestos materials identified and recommendations made based upon the algorithms generated in accordance with HSG 264 as detailed in Section 2.
- 1.7 All remedial works involving asbestos materials must be carried out by suitably trained personnel, adopting appropriate precautions in accordance with current HSE guidance. Works involving asbestos thermal insulation, asbestos insulation board, asbestos millboard or paper or similar must be carried out by a licensed asbestos removal contractor and will require 14 days written notification.
- 1.8 It is a requirement of Regulation 4 of the 'Control of Asbestos Regulations 2012' that asbestos materials are subject to regular inspection and review in order to provide appropriate recommendations as to any remedial works that may be required.

The next recommended re-inspection date is the **11<sup>th</sup> December 2024.**

2.

## **METHOD OF RISK ASSESSMENT**

## 2. METHOD OF RISK ASSESSMENT

The system of risk assessment adopted in this report is that detailed within HSG 264.

### 2.1 Material Assessment

The four main parameters, which will determine the amount of fibre release from an asbestos containing material (ACM) when subjected to a standard disturbance are: -

- Product type **(PT)**
- Extent of damage or deterioration **(EoD)**
- Surface treatment **(ST)**
- Asbestos type

### 2.2 Each of these parameters is assigned a score as follows: -

- High = 3
- Medium = 2
- Low = 1

Two categories also allow a nil score as may be seen in Table 1 below

**Table 1 - Material Assessment Algorithm**

Sample variable	Score	Examples
Product type <b>(PT)</b>	1	Composites (Artex, floor tiles, bitumen, asbestos cement)
	2	AIB, Mill Board, textiles, gaskets, ropes, paper, felt
	3	Thermal insulation, sprayed asbestos, loose asbestos
Extent of damage or deterioration <b>(EoD)</b>	0	Good condition – no visible damage
	1	Low damage: a few scratches, surface marks, broken edges on boards
	2	Medium: Significant breakage of materials or several small areas where material reveals loose fibres
	3	High damage to sprays and thermal insulation. Visible debris
Surface treatment <b>(ST)</b>	0	Composite materials containing asbestos
	1	Enclosed sprays and lagging, Sealed AIB, Asbestos cement
	2	Unsealed AIB, encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile (white asbestos)
	2	Amosite (brown asbestos) & amphibole asbestos excluding Crocidolite
	3	Crocidolite (blue asbestos)

### 2.3 **Priority Assessment**

The priority assessment takes account of the human risk factors, which may affect the materials and includes the following variables: -

- Normal occupant activity (**NOA**)
- Likelihood of disturbance (**LOD**)
- Human exposure potential (**HEP**)
- Maintenance activity (**MA**)

2.4 Each of these parameters is added up to give an priority assessment score as follows: -

- High = 10 or more
- Medium = 7 - 9
- Low = 5 - 6
- Very low risk = < 4

### 2.5 **Total Risk Score**

The material assessments and the priority assessments are then added together to give a total risk score.

- **High risk = 16 - 24**
- **Medium risk = 9 – 15**
- **Low risk = 2 – 8**

2.6 The result for each material occurrence can be found in the Asbestos Registers. Non-asbestos materials are not scored.

## APPENDIX A

### ASBESTOS REGISTER

Total Score (Material and priority assessment scores added together)	Priority Score	Management Comments
16 or above	High	The risk is 'high' the situation could arise where there is significant possibility that asbestos fibres may be dispersed and become airborne. Some immediate plans for remedial action may be required and the area could be isolated from access until action to make safe has been taken.
9 to 15	Medium	This risk of damage is 'Medium' with a potential for significant release of airborne fibres if further damage occurs a programme of remedial work that may include removal could be planned for completion with about 6 months depending on resources and planning. In the meantime emergency repairs may be needed.
2 to 8	Low	The risk is 'low' this ACM does not need any immediate work and any removal could be planned with a suitable time-scale and budget. In the meantime it should be labelled, where appropriate, and subject to periodic inspection.



Site Hughenden Court, Mount Pleasant Road, Hastings

Report no: 2023 - 575

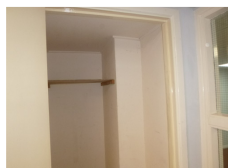
Date: 11.12.23

Item no.	Floor	Area	Location	Description	Material condition	Recommendations	Algorithm/Risk	Comments
0001	Roof level	Tank/Lift motor room	Walls	External cladding boards	No asbestos detected	n/a	n/a	
0002	Roof level	External	Flat roof	Asbestos cement flue pipes/cowls (3no.)	Satisfactory	<b>Manage &amp; monitor condition</b>	<b>5 - Low</b>	
0003	Ground - 5th floors	Stairwells & Landings (3no.)	Floor and steps	Grey floor tiles	Minor damage evident	<b>Remove/Replace damaged tiles</b>	<b>8 - Low</b>	
0004	Ground - 5th floors	Corridors & lift lobbies	Floor (under carpet)	Grey floor tiles (extend into service cupboards)	Satisfactory	<b>Manage &amp; monitor condition</b>	<b>6 - Low</b>	
0005	Ground - 5th floors	East corridor	Store cupboards (6no.)	Asbestos insulation board ducting & ceiling panels	Painted, minor damage evident (where inspected)	<b>Localised encapsulation required at 3rd floor</b>	<b>10 - Medium</b>	<u>Demised to residents</u> - limited access
0006	Ground - 5th floors	Lift lobby	Store cupboards (6no.)	Asbestos insulation board ceiling panels	Painted, satisfactory (where inspected)	<b>Manage &amp; monitor condition</b>	<b>10 - Medium</b>	<u>Demised to residents</u> - very limited access
0007	Ground - 5th floors	North corridor	Store cupboards adjacent stairwell (6no.)	Asbestos insulation board ducting and ceiling panels	Painted, minor damage evident (where inspected)	<b>Localised encapsulation required at 1st floor</b>	<b>11 - Medium</b>	<u>Demised to residents</u> - limited access
0008	Ground - 4th floors	North corridor	Store cupboards adj. west wall (5no.)	Asbestos insulation board ducting, ceiling panels & stud wall panels	Painted, satisfactory (where inspected)	<b>Manage &amp; monitor condition</b>	<b>10 - Medium</b>	<u>Demised to residents</u> - limited access
0009	Basement	Car park	Column adj. parking bay No. 21	Loose asbestos insulation board panels (2no.)	Unsealed, minor damage	<b>Remove</b>	<b>12 - Medium</b>	Dispose of panels as asbestos waste
0010	Roof level	Lift motor room	Lift motor	Brake shoes assumed to contain asbestos	Satisfactory	<b>Manage &amp; monitor condition</b>	<b>5 - Low</b>	

Recommended re-inspection date: 11th December 2024



Damaged floor tile on stairwell



Asbestos duct &amp; wall panels in resident's store cupboard



Loose asbestos insulation board panels in car park

## **APPENDIX B**

### **ANNOTATED FLOOR PLANS (extract from original survey report)**

