Farm Buildings
East Malling Trust,
Ditton,
Aylesford
ME20 6ED

Management Survey
Asbestos Register Report

This report has been prepared with all reasonable skill, care and diligence.

Taking account of the manpower and resources devoted to it by agreement with the client.

This survey has been carried out by:

SOUTHERN ASBESTOS SERVICES LTD
RIVERSIDE BUSINESS CENTRE
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Southern Asbestos Services Limited disclaim any responsibility to the client and others in respect of any matter outside the scope of the above.

Asbestos Register has been prepared by……..

Michael J Orchin

Asbestos Surveyor: Michael J Orchin

Date of Survey:- 12TH January 2021

Survey undertaken for East Malling Trust

This report is confidential to East Malling Trust and clients. Southern Asbestos Services Limited accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known.

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Summary of Recommendations

COMMENT	
No asbestos containing materials found.	
Asbestos containing material found.	✓
Retain copy of this survey on site.	✓
Insert this survey into the existing Asbestos Register retained on site.	✓
Ensure contractors are aware of the presence of asbestos, where applicable in their area of work.	✓
Undertake works	✓
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site.	✓
Prepare a written management plan based on the findings of this report to manage the ACM's that remain in the premises as listed.	✓

Summation

East Malling Trust requested we carry out a Management survey of the building or buildings at the following address:

Farm Buildings
East Malling Trust,
Ditton,
Aylesford
ME20 6ED

Southern Asbestos Services Limited carried out the requested Management survey to assist East Malling Trust to determine the type, condition and extent of visible and accessible Asbestos containing materials contained within the building(s), identifying the nature of these through sampling and make risk assessments and recommendations as appropriate.

In accordance with The Control of Asbestos Regulations 2012, ACM's which have been visually identified (i.e. not sampled, or not referenced to a specific sample) should be presumed to contain amphibole asbestos, unless sampled to prove otherwise.

The report and accompanying site plans (where provided) 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. It should not be used for the purposes of costing asbestos removal work. No responsibility will be accepted 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.

The survey was carried out on the 12TH January 2021 by a qualified surveyor – Michael J Orchin

This report may not be reproduced other than in full. An asbestos management report and register based on HSG 264 methods should not be regarded as a definitive description of all Asbestos Containing Materials (ACM's) within the building(s) as defined for the purposes of this report.

How to Use This Asbestos Report and Register

This register is designed to enable the commissioning client to fulfil part of their legal duty of care under The Control of Asbestos Regulations 2012 as amended, by demonstrating that they have taken reasonable steps to determine the location and condition of asbestos containing materials (ACM's) in the buildings to which this report relates. This report and register also serves as the basis for risk assessment and for the formulation of management action plans to deal with any risks identified. **The management actions indicated in this report and register are only recommendations and do not constitute a definitive management plan.**

IMPORTANT NOTE: To continue to fulfil the duty of care, this register must be kept up to date and any alteration in the condition or removal of any ACM's monitored, noted and the register updated. Moreover all employees, contractors or any other person who may come into contact with any of the ACM's detailed in this report and register should be shown this register to ensure that they do not disturb that material unintentionally or that they use personal protective equipment while working in the area.

All sampling and recording techniques used throughout the document are in accordance with HSG 264 Asbestos: The Survey Guide produced by the Health & Safety Executive (HSE). All surveying & sampling was carried out by a qualified competent asbestos surveyor (as named on the front of this register) and. undertaken in accordance with the relevant legislation including The Control of Asbestos Regulations 2012 as amended, and the Health and Safety at Work Act 1974.

A recommendations chart gives an 'at a glance' view of the main recommendations, followed by the full report and register.

Sections 1 & 2: Outlines methodology, analysis techniques and Quality assurance in accordance with HSG 264

Section 3: Describes the areas surveyed and any areas that were not inspected during the survey.

Section 4: Outlines the risk assessment methodology.

Section 5: Contains more detailed information on the sample points and the ACM's that may have been found, complete with risk scores and with photographs. The location of all confirmed ACM's are described and indicated on plans - where these have been provided or prepared.

Appendices :

Appendix 1 : Asbestos register tables

Appendix 2 : Certificates of Analysis

Appendix 3 : Site Plan & Sample Locations

1. Survey Methodology

1.1 Survey Type

The type of survey undertaken will depend on the purpose for which the register is intended to be used and purpose for which it is to be used. Surveys before demolition and refurbishment will continue to be required under CAR 2012 and the CDM regulations 2007. However, it is anticipated that most surveys will be undertaken initially to comply with the duty to manage asbestos in premises. In these cases, the aim of an asbestos survey is, as far as reasonably practicable, to locate and assess all the ACM's present in the building and its purpose is to present the information collected in a way which allows the employer to manage the risk. Publication HSG 264 sub-divides asbestos surveys into 2 principal types, termed: Management and Refurbishment & Demolition surveys respectively. These survey types may be summarised as follows (both have been shown to allow visualisation of the scope of the present management survey relative to the refurbishment & demolition survey specification and their suggested application/s).

Management survey – Standard sampling, identification and assessment survey (Sampling Survey)

The purpose and procedures used in this survey are that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspected ACM found are collected and analysed to confirm of refute the surveyors judgement. If the material sampled is confirmed to contain asbestos, other similar homogeneous objects in the building can strongly be presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number of samples taken should be sufficient for the surveyor to make an adequate decision on whether asbestos is or is not present. This survey will not require inspection by destructive means. Due to the nature of occupation of some buildings e.g. Schools, hospitals, some surveys will be non-intrusive and all areas where access was not gained should be clearly defined.

Refurbishment / Demolition – Full access sampling and identification survey (Pre-demolition/major refurbishment surveys)

This type of survey is used to locate and describe as far as reasonably practicable, all ACM's in the building and may involve destructive inspection, as necessary to gain access to all areas, including those deemed difficult to reach by the surveyor. A full sampling programme is undertaken to identify possible ACM's and estimate their volume and surface area. The survey is designed to be used as a basis for tendering the removal of ACM's from the building prior to demolition or major refurbishment so the survey does not therefore assess the condition of any asbestos found, other than note areas of damage or where additional debris may expected to be found.

1.2 General Procedure

Definitions and nomenclature

'*Asbestos'* is a term used for the fibrous forms of several naturally occurring silicate minerals which have been exploited for their useful properties of flexibility, high tensile strength, incombustibility, low thermal conductivity, and resistance to chemical attack. For regulatory purposes in Britain, the Control of Asbestos Regulations CAR 2012 define asbestos as any of the minerals chrysotile crocidolite, amosite, fibrous anthophyllite, fibrous actinolite or fibrous tremolite (see Table below), or any mixture of them.

*'**Asbestos-Containing Material**'* is a term used to describe a material which contains any of these regulated fibrous minerals.

Mineralogy of asbestos Silicate minerals are classified by the number and arrangement of silicate tetrahedra in the repeating units of the crystal lattice. Chrysotile is classed as a sheet silicate and is a member of the serpentine group. The other types of asbestos are chain silicates in the amphibole group of minerals. Rocks containing serpentine and amphiboles occur widely on the earth's surface, but only in rare circumstances have conditions favoured the formation of asbestos which occurs in veins. When veins are present in significant quantities (above about 1% of the host rock) commercial extraction of the fibres may be practicable. It is not uncommon for relatively low percentages of asbestos to be present in other mined products (such as talc and iron ore). The table below gives the asbestos and the non-asbestos varieties of the serpentine and the amphibole minerals together with nominal compositions. Variations in cation composition not only define the amphibole types, but are also responsible for the observed differences in optical properties within each type.

Health effects and regulations The regulated asbestos minerals have been associated with various diseases as a result of inhalation, including asbestosis, lung cancer and mesothelioma. For further information on medical effects please refer to HSE Medical Series Guidance Notes.

Varieties of asbestos, their non-asbestiform mineral analogues, and nominal compositions

Asbestos Variety	***Non-asbestos Mineral Analogue***	***Nominal Composition***
Serpentine group of minerals		
Chrysotile	Lizardite, Antigorite	Mg3(Si2O5)(OH)4
Amphibole group of minerals		
Crocidolite	Riebeckite	Na2Fe3 2+Fe23+(Si8O22)(OH)2
Amosite	Grunerite	(Fe2+,Mg)7 (Si8O22)(OH)2
Fibrous Anthophyllite	Anthophyllite	Mg,Fe2+)7 (Si8O22)(OH)2
Fibrous Actinolite	Actinolite	Ca2(Fe2+,Mg)5 (Si8O22)(OH)2
Fibrous tremolite	**Tremolite**	Ca2Mg5(Si8O22)(OH)2

A suitably qualified and experienced surveyor, (Min BIOH - P402 module) familiar with the range of asbestos products, undertaking and inspecting the building(s) as defined in this report. Where necessary samples were taken for subsequent laboratory analysis in order to determine whether they contained asbestos. Copies of the analysis documentation will be included within the survey report. Sampling points are repaired during the course of management surveys to ensure no potential fibre release in the event of the sample being found to contain asbestos material. Sample points are not repaired during the course of refurbishment / demolition surveys.

Repairs to sample points made during surveys (management surveys only) are only to ensure safety and are not designed to make 'good' the sample point area to its original condition and should not be deemed as such.

Sample points will be photographed and will be included in the register report. In addition sample points will be marked on the buildings' plans where these are provided or have been prepared separately.

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

All surveys meet the requirements defined in Draft Guidance Note **HSG 264 Asbestos: The Survey Guide** (29TH January 2010). Sampling of all suspected asbestos containing materials is always undertaken in accordance with the requirements of the following documentation:

'Asbestos and man-made mineral fibres in buildings', published by the Department of the Environment, Transport and the Regions. The Health and Safety at Work Act 1974. The Asbestos (Licensing) Regulations, 1998, as amended. The Control of Asbestos Regulations 2012, as amended, and the approved Codes of practice issued for work in conjunction with the regulations. The Asbestos (Prohibitions) Regulations, 1992, as amended. Guidance Notes issued by the Health and Safety Executive:Guidance Note EH10 'Asbestos: Exposure Limits and measurement of airborne dust Concentrations. Guidance Note EH50 'Training Operatives and supervisors for work with asbestos insulation and coating. Guidance Note HSG 189/2 'Working with Asbestos Cement'. Draft Guidance Note HSG 264 Asbestos: The Survey Guide (29TH January 2010).

1.3 Extent of Survey and Exclusions

IMPORTANT: Duty holders and all persons reading this report and register for the purposes of managing asbestos or carrying out works must note and be familiar with the extent of the relevant survey.

A survey will be limited to those areas, which are accessible at the time of the survey. Areas which could not be inspected are listed in section 3 of this report.

Management surveys do not, as a matter of course, include the inspection of flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools; or which would have caused damage to decoration, fixtures or the structure. Due to this, we are unable to report on any asbestos as may be present in these areas as part of management surveys. This does not apply to refurbishment / demolition surveys due to the different nature of the survey. This type of survey is used to locate and describe as far as reasonably practicable, all ACM's in the building and may involve destructive inspection, as necessary to gain access to all areas, including those deemed difficult to reach by the surveyor.

Lift shafts, plant rooms or similar which require the attendance of a specialist engineer are not inspected for any type of survey, unless there has been a specialist engineer present to ensure compliance with Health and Safety guidelines and ensure the integrity of the equipment.

Management surveys do not as a matter of course, include the inspection of areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings. In the course of refurbishment / demolition surveys the aforementioned areas are included and come within the specifications of a refurbishment / demolition survey.

Areas of buildings that require specialist access equipment other than stepladders will be noted within the body of the report and the extent of inspection noted.

Management surveys do not report on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey. Refurbishment / demolition surveys wherever possible will report voids within the fabric of the building where the extent and presence of these is clearly evident and are accessible without endangering the survey team or other personnel. Refurbishment / demolition surveys do not report or comment on cavity wall voids or concealed spaces in the fabric of the building where the presence or extent of these spaces is not evident at the time of the inspection. Management survey and refurbishment / demolition surveys do not extend to searching for concealed asbestos where removal of materials suspected of containing asbestos would be required for the inspection.

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.

It is recommended that bulk samples be taken, at the required density, from all materials that upon visual inspection appear likely to contain asbestos. However sampling density may have reduced where the client has imposed technical or financial restraints (e.g. fixed price fee) and the report annotated accordingly.

Samples will not be taken where prohibited or prevented by the client, tenant or their representative or other persons authorised or unauthorised.

Whilst every effort is always made to identify the true nature and extent of the material present in the building under survey, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.

During the course of Management surveys inspection of pipe work will be restricted primarily to the insulation visible. The presence of debris to pipe work, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, is considered outside the scope of a Management survey. In the course of refurbishment / demolition surveys only a limited inspection will be carried out of pipe work concealed by overlying non-asbestos insulation, Limited samples will be taken and deemed as ‘representative’.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

1.4 Variations And / or Deviations from Standard Survey Methodology as Defined By HSG 264

This survey did not vary from the standard survey methodology as defined by HSG 264.

2. Analysis of Samples

Bulk Samples – laboratory analysis

Samples were returned to a known fully accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques, principally:

(i) An initial visual inspection,(ii)A stereomicroscopic examination,(iii) Polarised light microscopy,(iv) Dispersion staining.

No single test is definitive and the analyst will have taken all evidence into account.

Analysis procedure HSG248 describes analytical techniques which have been shown to give reliable and reproducible results. Alternative methods can be used if equivalence in terms of detection and identification can be demonstrated. All procedures are designed to avoid cross contamination between samples. Identification of the asbestos fibres should be based on the following analytical sequence. A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample may be taken at this stage; Sample treatment is undertaken (if required) to release or isolate fibres; A detailed and thorough search under the stereo microscope is made to classify the fibre types present; Representative fibres are mounted in appropriate RI liquids on microscope slides; The different fibrous components are identified using PLM. If no asbestos is identified by these procedures, additional searches for small asbestos fibres on random sub-samples of a few milligrams are undertaken using PLM .The full method is defined in HSG248 'Asbestos: The analysts guide for sampling, analysis and clearance procedures', published by the Health and Safety Executive and is employed by all Laboratories used in the sampling process in accordance with their schedule of UKAS accreditation.Certificates of analysis for the samples taken are presented in Appendix 1, included on the certificate is the address of the laboratory, the Analysts name and the laboratories UKAS accreditation number.

Certificates of analysis, for the samples taken during this survey are presented in appendix 2.

2.1 Quality Assurance and Accreditation

Southern Asbestos Services Limited operates quality control procedures while carrying out surveys and sampling and our nominated UKAS accredited laboratory meets the requirements of ISO/IEC 17025: 1999 (EN 45001: 1989), “General criteria for the operation of testing laboratories”.

2.2 Observations

OBSERVATIONS MADE BY THE SURVEYOR.

Southern Asbestos Services were requested to carry out a management survey of the Farm Buildings, to determine the type, condition and extent of Asbestos containing materials.

Four buildings / structures were inspected during the process of this survey.

No access was made into any live apparatus, due to the risk of electric shock. The older types of electrical switchgear have been known to contain Asbestos cloth spark arrestors. Caution should be taken if removing fuses. Any suspect material should be sampled, analysed and appropriate action taken.

A sample of the corrugated roof sheets and gable ends was obtained and has been confirmed as Chrysotile (white) Asbestos Cement.

The corrugated roof sheets and wall cladding were sampled from building 2 and this sample has also been confirmed as Chrysotile (white) Asbestos. Loose Asbestos cement debris was noted and sampled externally around building 2, this sample has been confirmed as containing Chrysotile (white) Asbestos.

A sample of the corrugated wall cladding, and roof sheets was obtained from building 3, this sample has also been confirmed as Chrysotile (white) Asbestos. Externally the guttering has been strongly presumed to as Asbestos Cement.

Building 4 has corrugated roof sheets and gable ends that have been referenced to samples 01 – 04 (Chrysotile (white) Asbestos.). The external rainwater goods have been strongly presumed as Asbestos cement.

3. Description of Areas Inspected and Not Inspected

A Description of areas included in the survey
All areas within survey scope.

A description of areas not inspected in the course of this survey.	
Room Identifier	**Reason for no access**
None	None

NOTE: WHILST EVERY EFFORT IS ALWAYS MADE TO ACCESS EVERY AREA OF A BUILDING, SOME AREAS SUCH AS SLOPING ROOF TOPS, OR AREAS OF POOR VISIBILITY (SUCH AS DUCTING AND SHAFTS) AND AREAS DEEMED DANGEROUS BY THE SURVEYOR WILL ONLY BE INSPECTED VISUALLY TO THE BEST OF THE SURVEYORS ABILITY WITHOUT RISK TO THAT PERSON OR OTHER PERSONS.

UNDER THE CONTROL OF ASBESTOS REGULATIONS 2012, (CAR 2012) THE CLIENT SHOULD PRESUME THAT THESE AREAS CONTAIN ASBESTOS FROM THE AMPHIBOLE GROUP UNTIL PROVEN OTHERWISE.

ANY MATERIAL THAT IN THE OPINION OF THE SURVEYOR COULD BE PRESUMED TO CONTAIN ASBESTOS BUT COULD NOT BE SAMPLED WILL BE NOTED. IN ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2012, ACM'S WHICH HAVE BEEN VISUALLY IDENTIFIED (I.E. NOT SAMPLED, OR NOT REFERENCED TO A SPECIFIC SAMPLE) SHOULD BE PRESUMED TO CONTAIN AMPHIBOLE ASBESTOS.

4. Risk Assessment

The production of a written plan, specifying the measures to be taken to control and manage the risk from identified and presumed asbestos containing materials is a requirement of the new duty to manage under the Control of Asbestos Regulations 2012.

The method of risk assessment, which has been adopted is based on both material assessment and priority assessment algorithm as defined by HSG 264. An algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. The material assessment identifies the materials that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:-

- The location of material
- Its extent
- The use to which the location is put
- The Occupancy of an area,
- Activities carried out in the area,
- Frequency of activity.

This is referred to as Priority risk scoring. These two factors provide an overall risk score which will then be used to define potential management actions.

Under the Control of Asbestos Regulations 2012, the duty holder is required to make the risk assessments themselves, using the information given in the survey and their knowledge of the activities carried out within the premises. This report and register assists in that process by providing scores and suggested management actions, however the duty to verify these assessments and to define management actions as set out in any management plan remains with the duty holder.

4.1 Material Assessment

The four main parameters, which are used in order to determine the amount of fibre release from an asbestos-containing product when subject to standard disturbance, are:Asbestos type, Product Type, Extent of damage or deterioration, Surface treatment. Material Assessment Algorithm. Each parameter is given a score; High (3), Medium (2), Low (1), Very Low (0). The value assigned is totalled to give a score of between 2 and 12.

Materials, which achieve scores of ten or more, are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and those between 5 and 6 are regarded as having a low potential. Materials with a score of under 4 have a very low potential of fibre release. Non-asbestos materials are not scored. The material assessment score is calculated and recorded as part of the survey.

High>10 Medium 7-9 Low 4-6 Very low <4

It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

4.2 Priority Assessment

Management priority must be determined by carrying out a risk assessment, which is able to take into account factors such as:

The location of the material, Its Extent, The use to which the location is put, The occupancy of the area, The activities carried out in the area, Maintenance activities and frequency. Scores are awarded in the same way as the material assessment. For example an area where an asbestos product is accessible, used by many people throughout the day and is disturbed by the activity occurring, will score higher than an asbestos product located in an inaccessible area where people rarely frequent.

Very High Priority	> 15
High Priority	11 – 15
Medium priority	6 – 10
Low Priority	< 6

5. Recommendations

The recommendations section is designed to give more detailed observations relating to the condition of any asbestos products found and the risk they may pose - along with immediate action required - where appropriate. It further makes outline suggested recommendations as the basis for the formulation of short and long-term management strategies. Clearly in managing any asbestos risks, there are many options available and the suggested recommendations made in this report have taken account factors known to the surveyor at the time of survey. However it should be noted that these recommendations are not definitive and are only based on the information available at the time of survey to the Southern Asbestos Services Limited surveyor, other material facts and circumstances unknown to Southern Asbestos Services Limited may mean other options may be as equally suitable. These need to be discussed and decided upon before producing a final strategic management plan. The recommendations contained within this report do not constitute a full management plan and only serve as the basis for the preparation of one.

5.1 Recommended Action - An Overview

Recommended action will normally involve removal, encapsulation or management as described below:

In addition we would make the following general recommendations: **The asbestos survey and Management reports contained in this report and register should not be interpreted as a definitive description of all ACM's within the building.That this report is made available for all staff / those working on site to see. That this report is made available for all contractors and maintenance workers working on site and that a signed record of them having read and understood the report is kept.This report may not be reproduced other than in full. The report should be read in its entirety. Questions arising from the survey report should be directed to the surveyor who has carried out the survey report, who will be pleased to clarify any technical issues raised. That the emergency services, specifically the Fire Service are made aware that such a report exists and that it is made available to them should they so wish.** (The following is for guidance only and the material facts based on CAR 2012, ACOPS & HSG 264 contained therein. However the regulations may change at any time; therefore the duty holder or person or persons using this report and register for any purpose relating to its contents must first verify that the information contained herein is still materially correct).

Low priority materials

The low priority ACM's can remain in-situ provided they are labelled as asbestos, encapsulated or sealed (where recommended) and inspected by a competent person. They should be regularly re-inspected at the stipulated intervals by a competent person. The results of the re-inspection should be recorded in writing.

Should the condition of the ACM's deteriorate, or accessibility change then remedial action should be taken. If there are any planned refurbishment works for the future in these areas that would disturb any ACM's noted, then consideration must be given to removal of ACM's prior to these works taking place.

Medium Priority and above materials

Management is the preferred option when asbestos products are in good condition. This usually involves re-inspecting the products on a regular basis and recording the findings.

Enclosure or encapsulation together with making good materials when they are in poor condition or vulnerable to damage or deterioration is good practice.

However removal is the only practicable option for ACM's that are vulnerable to constant damage or in an extremely deteriorated condition or where refurbishment or demolition works are planned.

5.2 Definition of Terms

Enclosure:	Provision of a physical barrier to provide protection of the ACM so as to prevent it being disturbed or damaged.
Encapsulation:	Provision of a PVA based coating to effect a continuous seal to the surface of the material, preventing fibre release.
Labelling:	Fixing of standard 'red A' label as described in HSG 264 or location to warn of the asbestos hazard present.
Periodic Inspection:	Inspection of the material at regular (defined) intervals to verify its condition or the general usage of the area has not changed in any way. All findings must be dated, recorded and kept with this register.
Repair:	If the material suffers from minor damage which may result in further damage over time e.g. loose tiles, panels or covers these must be corrected using safe methods of work in conjunction with the licensing regulations (Amendment) 1998.
Removal:	Complete removal of the material and resultant debris, under controlled conditions, and in conjunction with the licensing regulations (Amendment) 1998.

6 Limitations of recommendations

The recommendations generated within this report and register are overridden if the building is subject to major structural alteration or refurbishment.

Strictly within the scope and limitations of the Management survey methods employed on this particular survey coupled with the laboratory sample analysis Southern Asbestos Services Limited make the following recommendations (see overleaf – individual records contain recommendations).

Material Details (Caution)		
Location:	Building 1	
Position:	Electrical Switchgear	
Product:	Asbestos Cloth	
Accessibility:	Low	
Quantity:	Unknow	
Status:	Presumed. **ASBESTOS CLOTH**	
Reported:	12TH January 2021	

Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	2
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	0
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**4**
Priority Risk Score (HSG227)	**Low** Risk	2	**2**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**6**

Recommendation: Caution should be taken if removing fuses. Any suspect material should be sampled, analysed and appropriate action taken.
Comments:

Material Details (Sample No 01)	
Location:	Building 1
Position:	Internal / External Roof & Gable Ends
Product:	Corrugated Asbestos Cement
Accessibility:	Low
Quantity:	150 Sqm Approx
Status:	Asbestos Present **Chrysotile**
Reported:	12TH January 2021

Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	1
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	1
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**4**
Priority Risk Score (HSG227)	**Low** Risk	2	**2**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**6**

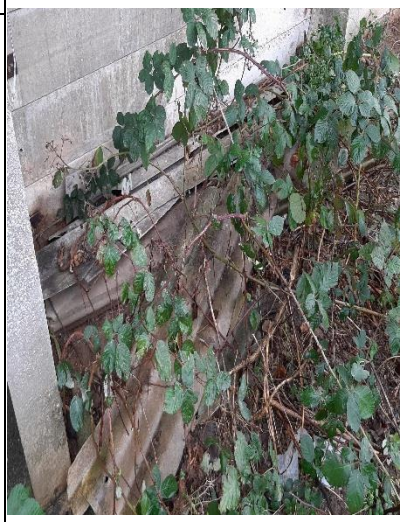
Recommendation: Monitor condition at regular intervals and manage. Recommend annual re-inspections.
Comments:

Material Details (Sample No 02)	
Location:	Building 2
Position:	Internal / External, Roof, Gable Ends & Walls
Product:	Corrugated Asbestos Cement
Accessibility:	Low
Quantity:	1500 Sqm Approx
Status:	Asbestos Present **Chrysotile**
Reported:	12TH January 2021

Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	1
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	1
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**4**
Priority Risk Score (HSG227)	**Low** Risk	2	**2**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**6**

Recommendation: Monitor condition at regular intervals and manage. Recommend annual re-inspections
Comments: Asbestos cement cowls also noted on roof.

Material Details (Sample No 03)	
Location:	Building 2
Position:	External, Loose on Ground
Product:	Corrugated Asbestos Cement
Accessibility:	High
Quantity:	2 - 4 Sqm Approx
Status:	Asbestos Present **Chrysotile**
Reported:	12TH January 2021



Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	1
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	3
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**6**
Priority Risk Score (HSG227)	**Low** Risk	2	**4**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**10**

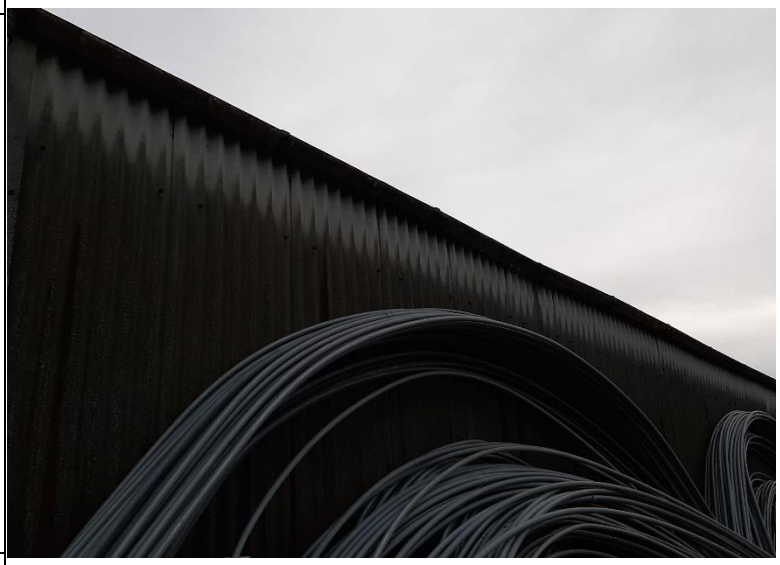
Recommendation: Recommend removal as soon as practicable.
Comments:

Material Details (Sample No 04)	
Location:	Building 3
Position:	Internal / External Roof, Walls & Gable Ends
Product:	Asbestos Cement
Accessibility:	Low
Quantity:	350 Sqm Approx
Status:	Asbestos Present **Chrysotile**
Reported:	12TH January 2021

Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	1
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	1
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**4**
Priority Risk Score (HSG227)	**Low** Risk	2	**2**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**6**

Recommendation: Monitor condition at regular intervals and manage. Recommend annual re-inspections
Comments:

Material Details	
Location:	Building 3
Position:	External
Product:	Guttering
Accessibility:	Low
Quantity:	36 Linear Metres Approx
Status:	Strongly Presumed **Asbestos Cement**
Reported:	12TH January 2021



Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	1
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	1
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**4**
Priority Risk Score (HSG227)	**Low** Risk	2	**2**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**6**

Recommendation: Monitor condition at regular intervals and manage. Recommend annual re-inspections
Comments:

Material Details (Sample Ref 01-04)	
Location:	Building 4
Position:	Roof & Gable Ends
Product:	Corrugated Cement
Accessibility:	Low
Quantity:	200 Sqm Approx
Status:	Asbestos Present **Chrysotile**
Reported:	12TH January 2021

Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	1
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	1
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**4**
Priority Risk Score (HSG227)	**Low** Risk	2	**2**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**6**

Recommendation: Monitor condition at regular intervals and manage. Recommend annual re-inspections
Comments:

Material Details (Visual)		
Location:	Building 4	
Position:	External	
Product:	Cement Rainwater Goods	
Accessibility:	Low	
Quantity:	46 Linear Metres Approx	
Status:	Strongly Presumed **Asbestos Cement**	
Reported:	12TH January 2021	

Material Risk Score			
Product Type	Asbestos-reinforced composites (plastics, resins, mastics, roofing felt, vinyl flooring, decorative finishes, asbestos cement)	1	1
	AIB, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes & Asbestos paper & felt	2	
	Thermal insulation, sprayed asbestos, loose asbestos, asbestos mattresses & packing	3	
Extent of damage / deterioration:	Good : No visible damage	0	
	Low damage : A few scratches or surface marks broken edges on boards, tiles etc.	1	1
	Medium damage: Significant breakage of materials or areas of visible asbestos fibres	2	
	High damage or de-lamination of materials, sprays & thermal insulation. Visible asbestos debris	3	
Surface Treatment	Composite materials (reinforced plastics, resins, vinyl tiles)	0	
	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets.	1	1
	Unsealed AIB or encapsulated lagging & sprays	2	
	Unsealed lagging and sprays	3	
Asbestos Type:	Chrysotile	1	1
	Amphibole asbestos excluding Crocidolite	2	
	Crocidolite	3	
Total Material Risk Score			**4**
Priority Risk Score (HSG227)	**Low** Risk	2	**2**
	Medium Risk	4	
	High Risk	6	
Total Risk Score			**6**

Recommendation: Monitor condition at regular intervals and manage. Recommend annual re-inspections
Comments:

Appendices

Appendix 1

Asbestos Register Tables

THE FOLLOWING PAGES CONTAIN THE ASBESTOS REGISTER TABLES

Glossary & key to tabulated Asbestos register

N.A.D.I.S: No Asbestos Detected in Sample.

REF: Referenced to previous sample of the same number thereby indicating that the material is the same as found in that sample and is therefore the same. e.g. 'REF 12' reference this sample to sample 12.

Location and Room Locator Number: The location column refers to the room or area concerned. The room locator number is the unique reference given to that room or area during the survey. This prevents confusion if the rooms usage is changed.

B01 = the basement.

G01 = the ground floor.

0101 = the first floor.

0201 = the second floor

0301 = the third floor

Item: The item column refers to the specific item or product sampled.

Sample Number: Each sample has been given an individual number, which is clearly marked on the site plans.

Asbestos Type: This refers to the type(s) of asbestos that was found in the sample upon analysis at the contracted UKAS accredited laboratory. For further information on asbestos type please see the certificates of analysis.

Extent: The extent column will quantify how large a single asbestos product is or how many similar products are present in that location.

Material and Priority Risk Scoring and Risk Rating: Risk assessments have been used to create material and priority risk rating which combined gives overall scores. There are four risk ratings low, medium, high and very high as per the HSG 264 guidance.

SOUTHERN ASBESTOS SERVICES LTD. ESTABLISHED 1986
Riverside Business Centre
River Lawn Road
Tonbridge, Kent
TN9 1EP

Site: Farm Buildings, East Malling Trust, Ditton, Aylesford ME20 6ED

Date surveyed: 12TH January 2021

Analysed by: CORE Ltd

ASBESTOS REGISTER TABLES

Area / Room Locator	Item	Accessibility	Sample No.	Asbestos Type	Condition & Surface Treatment	Extent	Material Risk Score	Priority Risk Score	Total Risk Score & Action
THROUGHOUT									
Electrical Switchgear	Asbestos Cloth Spark Arrestors	Low	Visual	Presumed Asbestos Cloth	Concealed	Unknown	4	2	6 Caution when removing fuses
BUILDING ONE									
Internal / External	Corrugated Roof Sheets & Gable Ends	Low	01	Chrysotile	Fair / Untreated	150 Sqm Approx	4	2	6 Monitor and manage
BUILDING TWO									
Internal / External	Corrugated Roof Sheets, Wall Cladding & Gable Ends	Low	02	Chrysotile	Fair / Untreated	1500 Sqm Approx	4	2	6 Monitor and manage
External	Loose Cement Debris	High	03	Chrysotile	Poor / Untreated	2-4 Sqm Approx			
BUILDING THREE									
Internal / External	Corrugated Roof Sheets, Wall Cladding & Gable Ends	Low	04	Chrysotile	Fair / Untreated	350 Sqm Approx	4	2	6 Monitor and manage
External	Guttering	Low	Visual	Strongly Presumed	Fair / Untreated	36 Linear Metres Approx	4	2	6 Monitor and manage
BUILDING FOUR									
Internal / External	Corrugated Roof Sheets & Gable Ends	Low	Ref 01-04	Chrysotile	Fair / Untreated	200 Sqm Approx	4	2	6 Monitor and manage

SOUTHERN ASBESTOS SERVICES LTD. ESTABLISHED 1986
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TN9 1EP

Site: Farm Buildings, East Malling Trust, Ditton, Aylesford ME20 6ED

Date surveyed: 12TH January 2021

Analysed by: CORE Ltd

ASBESTOS REGISTER TABLES

Area / Room Locator	Item	Accessibility	Sample No.	Asbestos Type	Condition & Surface Treatment	Extent	Material Risk Score	Priority Risk Score	Total Risk Score & Action
External	Rainwater Goods	Low	Visual	Strongly Presumed Asbestos Cement	Fair / Untreated	46 Linear Metres Approx	4	2	6 Monitor and manage

Appendix 2
Certificates of Analysis

SAS

6830

core
The Asbestos Specialist

Registered Office: *Rotherfield Woodyard Mill Lane Fletching Common East Sussex BN8 4JL*
Company No: *5170789*
VAT No: *844471223*

Bulk Analysis

Client:	Southern Asbestos Services	**Client Ref:**	N/A
Address:	Riverside Business Centre River Lawn Road Tonbridge TN9 1EP	**Our Ref::**	38766
		No. of Samples:	4
		Taken by:	Client
Date(s) Samples Taken / Received:	13/01/2021	**Analysed by:**	C Mahon
Date(s) of Analysis:	13/01/2021		
Site Location:	Farm Buildings, East Malling Trust		

Analysis No:	Sample No:	Location	Description	Analysis
A83646	01	Building 1, Internal/External	Corrugated cement sheets	***Chrysotile***
A83647	02	Building 2, Internal/External	Corrugated cement sheets	***Chrysotile***
A83648	03	Building 2, External	Loose cement debris	***Chrysotile***
A83649	04	Building 3, Internal/External	Corrugated cement sheets	***Chrysotile***

Key:	NADIS within the Analysis column = No Asbestos Detected in Sample

Analysis was carried out in accordance with Core Surveys documented in-house procedures and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques with the results relating only to items tested, and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless otherwise requested.

Where samples are taken by Core Surveys, sampling is carried out in accordance with our documented in-house methods and HSG 264 and is covered by our UKAS accreditation. Core Surveys are not responsible for the accuracy or competence of the sampling by third parties; including sample descriptions & locations. Where the sample has been received from the Client, the analytical and reporting details are given in good faith on the basis of the information and sample provided.

Opinions and interpretations, including the description of the sample (i.e. referring to Insulating Board or Cement) are based on their asbestos content and visual appearance alone, these opinions are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis. Water absorption tests (density determination) have not been carried out as these are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis.

This report should not be reproduced, except in full, without the written approval of the laboratory.

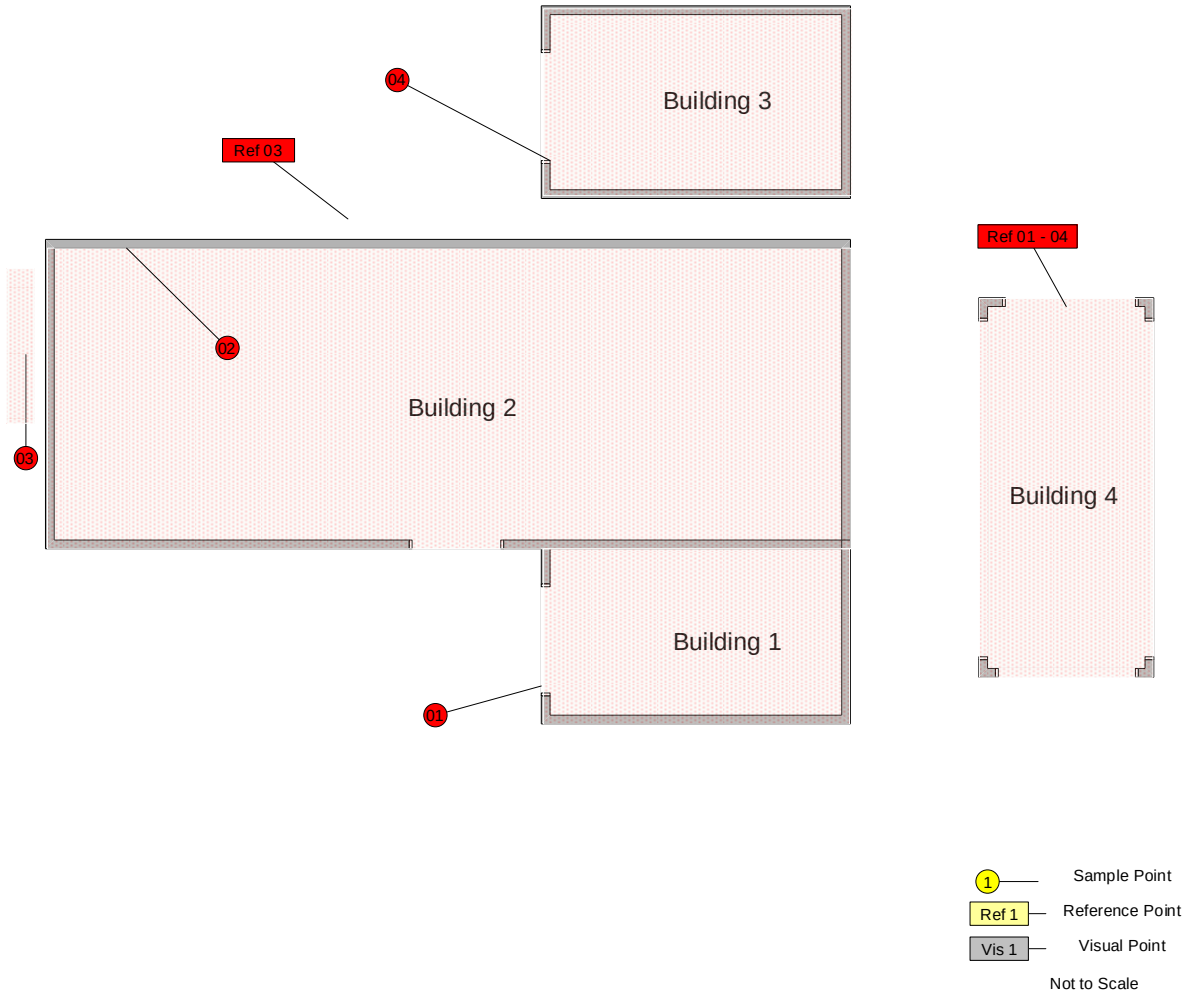
Signed on behalf of Core Surveys:

C.Mahon

Name & Position: **Craig Mahon (Lab Analyst)**

Date of Issue: **13th January 2021**

Appendix 3
Site Plan & Sample Locations


Building 3
04
Ref 03
Building 2
02
03
Ref 01 - 04
Building 4
Building 1
01
1
Sample Point
Ref 1
Reference Point
Vis 1
Visual Point
Not to Scale

This survey has been carried out by:

SOUTHERN ASBESTOS SERVICES LTD
RIVERSIDE BUSINESS CENTRE
RIVER LAWN ROAD
TONBRIDGE
KENT
TN9 1EP

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E-mail: info@sasbestos.com