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Conducted at:	Foxbury Farm House & Foxbury Farm Cottage Stone Street Sevenoaks Kent TN15 0LW
Client:	Clague Architects 62 Burgate Canterbury Kent CT1 2BH
Contact:	Mr Pat Mills
Surveyor:	M Holder (BOHS P402) for Astra UK (Contracts) Ltd
	Signature Monique Holder Distally signed by Monique Holder DN: cn=Monique Holder, o=Astra UK, ou=Astra UK Contracts, email=monique.holder@Astrauk.co.uk, c=GB Date: 2018.09.06 12:04:14 +01'00'
Report Verified By:	G Lawson (BOHS P402) for Astra UK (Contracts) Ltd
	Signature Gary Lawson DN: cn=Gary Lawson, o=Astra UK, ou=Astra DN: cn=Gary Lawson, o=Astra UK, ou=Astra DN: cn=Gary Lawson@astrauk.co.uk, c=GB Date: 2018.09.06 12:04:32 +01'00'
Date:	6 th September 2018
Survey Reference:	AS/05838-MS/MH

Registered Office: Henwood House, Henwood, Ashford, Kent, TN24 8DH Company No 3111938



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EXECUTIVE SUMMARY

The type, purpose and scope of this survey are detailed within section 1 introduction of this report. Limitations, survey type and method are detailed in section 2 of this report. Full records of the room by room inspection are detailed in section 3 of this report. This summary must be read in conjunction with the entire report, which details fully the site conditions, limitations, observations, comments and recommendations.

During the survey asbestos containing materials have been identified. The rate of asbestos and recommended actions, are as detailed below:

Total positive asbestos locations	01
Total recommended actions	
Remove	00
Encapsulate label & manage	00
Label & manage	01
Manage	00
Further inspection required (No access or presumptive items)	03

Please refer to accompanying asbestos register for the location of all identified asbestos materials before any work is carried out on site.



ASBESTOS REGISTER BY RISK BAND

Fox										ſ		
Fox	S:								Mate	erial As	sessment	Material Assessment (HSG 264)
	Farm Cottage		1	1	•			Α	10 + 1	High pote	ential to rel	High potential to release fibres
	at	×	Saus	Ashestos Register	POISTO	1		В	7-9 N	Medium J	potential to	Medium potential to release fibres
		•						С	5-6 I	Low pote	ntial to rele	Low potential to release fibres
	LW							D	2 - 4	Very low	potential t	Very low potential to release fibres
Inc No Sample No Floor Lev Foxbury Farm								HSG 26	HSG 264 Material Assessment Algorithm	Assessm	ent Algori	ithm
	Sample No Floor Level Area Ref / Location Material Sampled	Material Sampled	Approx [Likelihood of Personnel Disturbance Accessibil	ity	Product]	Damage	Surface Treatment	Asbestos Risk Type Scor	د ا	Category	Considered Action Required (In accordance with CAR 2012)
Strongly Ground 05838-01 presumed Floor	G03- Dining Room- Fireplace	Rope gaskets	Not Quantified	Low	Medium	1	1	7	1	vo	C	Further Inspection Required Prior to Disturbance
	chen- oard	Heat Pad	l No	Low	Easy	_	0	-	-	e	Q	Further Inspection Required Prior to Disturbance
Faxbury Farm Strongly House- 05838-03 presumed First Floor	1.07- Bedroom- Fireplace	Panel	lm²	Low	Easy	_	0	-	_	ε	Q	Label & Manage



NON-ACCESSIBLE/RESTRICTED ACCESS REGISTER

All non-accessed or limited access areas have been listed. These areas, or items, MUST be presumed to contain asbestos until full access and inspection can be undertaken.

Floor Level	Location / Area Ref	Reason / Comments
Foxbury Farm House- Ground Floor	G03- Dining Room	No access within live fireplace- Strongly presumed to contain asbestos rope gaskets
Foxbury Farm House- First Floor	1.07- Bedroom- Fireplace	Strongly presumed asbestos panel- Not sampled as the panel is encapsulated and in good condition
Foxbury Farm House- First Floor	1.08- Cupboard	Limited access due to stored items



NON-ASBESTOS REGISTER

AST RA UK	Survey Date: 29th August 20	Survey Date: 29th August 20 Survey Ref. A/05838-MS/MH	Manager	Management Survey
	Site Address:	ress:		
	Foxbury Farm House & Farm	e & Farm Cottage		And Designation
	Stone Street	treet	Saush novi	INUN ASDESIUS REGISTER
	Sevenoaks	aks	(For Samples identified	(For Samples identified as No Asbestos Detected)
	Kent TN15 0LW	5 0LW		×
Inc No.	Sample No.	Floor Level	Area Ref / Location	Material Sampled



SURVEYORS NOTES



1.0 **INTRODUCTION**

The methodology employed in carrying out the Management Semi-intrusive asbestos survey and bulk sampling is in HSE Publication HSG 264 which is accessible either via the internet or HSE Books.

The intention of this Survey is to provide a register of asbestos materials to the management, staff and contractors working to assist in the effective management of asbestos. This survey is designed to identify asbestos materials that may be encountered in routine maintenance operations but the resultant report may not be a suitable or sufficient basis for evaluating the risk or presence of asbestos in areas where major refurbishment, alteration or demolition work are to take place. In these circumstances it is likely a further Refurbishment, Demolition Survey will be required in advance of the work taking place.

This Survey is not designed to facilitate the costing of remedial or removal works and no reliance may be placed against this report in terms of establishing the true nature and extent of any asbestos remedial undertaking. No liability may be attached to additional costs or consequential losses arising from the removal of asbestos or non-asbestos materials which are outside the scope or intent of this report.



SCOPE / LIMITATIONS OF THE SURVEY

The scope and extent of the survey has been agreed with the client before it was carried out. Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey.

Survey techniques used involves trained and experienced surveyors using the combined approach of visual examination and bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain undetected in the property, or area covered by that survey. This could be due to various reasons as follows:

- Asbestos materials existing within areas not specifically covered by this report and are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas. General asbestos debris does not form part of this survey however every effort is made for its discovery.
- 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. The Control of Asbestos Regulations 2012 or other similar Regulations lay down certain enforceable guidelines. Asbestos removal prior to these regulations may not be up to the standards currently in force and therefore debris may be present below new coverings.
- During the course of the survey access to certain areas may have been restricted. If so, such areas are defined within this report. Accordingly, no samples have been taken from restricted areas and asbestos should be presumed to be present until analysis proves otherwise.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees (Artex for example) and some may be less densely contaminated at certain locations. Where this is the case the sample taken may not be representative of the whole product throughout.

This survey has been carried out under the guidance/requirements of the owner of the property, or his representative and the survey will be as per his instructions and guidance at that time. Astra UK (Contracts) Limited 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 but will be limited to just that necessary for the taking of the sample.



2.0 GENERAL SITE INFOMATION

Astra UK (Contracts) Ltd Chaucer House Stone Street Petham Kent CT4 5PW

Were instructed by Mr Pat Mills of:

Clague Architects 62 Burgate Canterbury Kent CT1 2BH

To carry out an asbestos management survey (HSG 264) and to compile a report on the location and condition of asbestos containing materials at:

Foxbury Farm House & Foxbury Farm Cottage Stone Street Sevenoaks Kent TN15 0LW

The name of the surveyor carrying out the inspection was Monique Holder

The inspection was carried out on 29th August 2018

The survey report was issued on 6th August 2018

The inspection covered all rooms/areas within the buildings any areas not accessed have been listed in the Executive Summary section of this report.

A full survey was carried out to the buildings with no pre-agreed restrictions imposed.



SURVEY TYPE & METHOD

- Management (HSG 264) Semi-intrusive asbestos survey to locate and describe as far reasonably practical, all Asbestos Containing Material (ACM) within the building (Sampling).
- Every effort has been made to identify all asbestos materials so far as reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being carried out.
- All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary, non accessible areas register.
- Possible asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.
- This management survey is based on a visual inspection of materials on site, confirmed by sample analysis. The purpose of this survey type was to locate, as far as reasonably practical, any asbestos containing materials in the building and assess them for risk.
- This report is based on the results of the visual inspections, sampling and analysis of suspected asbestos materials. The surveyor has taken all reasonable steps in order to conclude that asbestos containing materials are not present.
- All sampling was undertaken so as to cause the minimum possible nuisance, disruption or risk to health. These factors may have limited the sampling strategy.
- The extent and assessment of asbestos materials was determined by visible evidence on site with bulk sampling and analysis to confirm the surveyor's judgement. The investigation includes an evaluation of its deterioration and homogeneity. Due to the non intrusive nature of a management survey it is always possible that, after a survey, asbestos containing materials may remain unidentified in the property or area covered by the scope of the survey.
- Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos, except items of; roofing felts, glues, and mastics which may contain asbestos. These items fall outside the scope of the *Approved Code of Practice 2012* for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board.
- The surveyor shall take all reasonable steps in order to conclude that ACM are not present. Opinions on asbestos content, or presumed lack of, will be noted in the report. Brickwork, concrete floor slabs, MMMF suspended ceiling tiles, plasterboard, plaster (other than decorative coatings or intricate mouldings), timber, chipboard and blockwork etc are not known to contain asbestos. Where only these materials are encountered the surveyor will record basic inspection notes and record no asbestos identified as a conclusion to that room or area. 'Look alike' materials are generally sampled and listed in the report.



- In general terms, it is the policy of this Company to take samples wherever possible in order to prove the existence, or otherwise, of asbestos containing materials. On occasions where samples are recorded as 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' (HSG 264) and with regard to their experience of similar materials.
- Materials are reported as 'strongly presumed' where the material appears to contain asbestos but analysis has not been undertaken or based on a sample of homogenous material, and 'presumed' where there is insufficient evidence to suggest a material does not contain asbestos or where asbestos materials may be present but inaccessible to inspect or sample. Materials will be described as 'no asbestos presumed' where identical materials have been sampled and proven not to contain asbestos or where in the surveyors knowledge and experience the materials is known not to contain asbestos.
- Materials are described as strongly suspected/strongly presumed where the material appears to contain asbestos but analysis has not been undertaken, and suspected/presumed where there is insufficient evidence to suggest it is does not contain asbestos.

Inspection Procedure

- Each room or designated area is inspected individually noting any building materials, which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.
- Occupied areas during surveys can impose restrictions on sampling and investigation.
- All reasonable efforts are made to access and find any concealed asbestos, i.e. below floor ducts, in ceiling voids and inside convector heaters. However, because of the way that asbestos is used in composite structures and inaccessible places, it cannot be guaranteed that all asbestos materials have been located during the surveys.

General Restrictions

- The survey was limited to those areas accessed at the time of the survey.
- Areas outside the scope of the survey have not been accessed.
- We have not inspected any areas requiring specialist access outside the reach of the standard size ladder used by the surveyor.
- No access was gained to any live electrical fuse boxes or switchgear.
- Voids, ducts or any similarly enclosed areas which are of solid construction i.e. concrete or brickwork will not have been accessed due to the implications of the stability of the building. Therefore, Astra UK (Contracts) Ltd is unable to report on any asbestos containing materials within these areas.



- A limited inspection only, has been carried out of re-lagged services which may have had asbestos removed in the past when the accepted standard was not as high as it is now. Therefore, without extensive removal, we cannot accept the responsibility of any asbestos residue as this is considered outside the scope of the survey.
- Whilst every effort has been made to identify the true nature and extent of asbestos material present in the area/s surveyed, no responsibility can be accepted for the presence of asbestos in any materials other than those analysed.
- We do not assess or incorporate contaminated land risks within our surveys. As such, we have carried out the survey on the basis that the land is not contaminated.
- All samples taken are analysed for asbestos content within each material, further density tests may be required to ascertain the material product type.
- Limitations and restrictions that apply to this report may be found in the Executive Summary section of this report.
- No access was made to underlying areas where known asbestos containing materials are present, further inspections will be necessary once the asbestos containing materials have been removed.



3.0 ASBESTOS SURVEY DATA SHEETS

ASTRALIK	Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH		Survevor: Monique Holder		M	Management Survev
	Site Address:	a				Mater	Material Assessment (HSG 264)
Foxbur	Foxburv Farm House & Farm Cottage					A 10+	High potential to release fibres
	Stone Street	Ach	20400	C	CLOSES	B 7-9	
	Sevenoaks	AND	SUISA	Slaanc ning yayanc solsadsh	siaauc nii	C 5-6	
	Kent TN15 0LW			•		7	Very low potential to release fibres
						D H	No aspestos detected
Floor level	Foxbury Farm House- Ground Floor		Floor	Wooden/Carpet	Walls	Solid	
Area Ref /		Area Description	Ceiling	Lath & Plaster	Boxing	Wooden	
	G01- Entrance Hall		Pipework	Un-Insulated	Doors	Wooden Panelled/Glazed	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	1 2)	
Sample No.		Approx Extent			No Asbestos Detected No Action	Action	
Product Type		Risk Score Total			Required	-	
Damage		Category			Comments	1	
Surface		Likelihood of					
Treatment		Disturbance			Modem Flentnine	ý.	
Asbestos Type		Personnel Accessibility				N.	No. 1
Floor level	Foxbury Farm House- Ground Floor		Floor	Wooden/Carpet	Walls	Solid	
	~	Area Description	Ceiling	Lath & Plaster	Boxing	Not Applicable	
	G02- Lounge		Pipework	Un-Insulated	Doors	Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	1 2)	
Sample No.		Approx Extent			No Action December	7	
Product Type		Risk Score Total			The Action Required		
Damage		Category			Comments	個	
Surface Treatment		Likelihood of Disturbance				6	
Asbestos Type		Personnel Accessibility			No asbestos detected		
Floor level	Foxbury Farm House- Ground Floor		Floor	Wooden/Carpet	Walls	Solid	
-	G03- Dining Room- Fireplace	Area Description	Ceiling Pipework	Lath & Plaster Un-Insulated	Boxing Doors	Not Applicable Wooden Panelled	
	05838-01	Material Sampled	Rope gaskets		Considered Action Required (in accordance with CAR 2012)	1 2)	A DI VO BALL
Sample No.	Strongly presumed	Approx Extent	Not Quantified	p	Further Inspection Required Prior	ed Prior	
Product Type	2 Medium Friability	Risk Score Total		6	to Disturbance		
Damage	1 Low damage	Category		С	Comments	10	A THE ALL AND A
Surface Treatment	2 Woven Textiles (Rope Gaskets)	Likelihood of Disturbance	Low		Monorma habitad 11:00 fm		14 - B AV
Asbestos Type	1 Chrysotile (WHITE)	Personnel Accessibility	Medium			eplace	
						-	

AST RA UKS	STRA UK Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH		Surveyor: Monique Holder			Ma	Management Survey
	Site Address	•		•			Materia	Matarial Accessment (HSC 264)
Foxbur	Foxbury Farm House & Farm Cottage						10 +	High potential to release fibres
	Stone Street	A CL			CLARKE CLARKE	B	7-9	Medium potential to release fibres
	Sevenoaks	ASD	SUISA	Siganc und yayne solsaosh	siaauc nii		5-6	Low potential to release fibres
	Kent TN15 0LW			•		D	2-4	Very low potential to release fibres No asbestos detected
						11		
Floor level F	oxbury Farm House- Ground Floor	Area Descrintion	F 100r Ceiling	Solid/Vinyl Flooring Plaster Finish	A A	Walls Solid/Ce Boxing Wooden	Solid/Ceramic 1iles Wooden	
	G04- Kitchen- Ironing Board		Pipework	Un-Insulated	Ď		Wooden Glazed	
	05838-02	Material Sampled	Heat Pad		Considered Action Required (in accordance with CAR 2012)	on Required th CAR 2012)	II	
Š	Visually identified	Anneov Extant	1 No		Further Inspection Required Prior	Remired Pr	j.	
be	1 Low Friability	Risk Score Total		e	to Disturbance	bance		
_	0 Good condition	Catadonie			,	4	-	11 1
		Caugory I ibalihood of		Ā	COMMENTS	113	-	
Surface Treatment	1 Asbestos cement product	Likelinood of Disturbance	Low		Not sampled as would cause damage-	ild cause dams	lge-	
Asbestos Type	1 Chrysotile (WHITE)	Personnel Accessibility	Easy		Modern Boiler & Sink	er & Sink	-	
Floor level F	Foxbury Farm House- Ground Floor		Floor	Solid	M	Walls Solid/Wooden	ooden	
		Area Description	Ceiling	Plastic	B		Not Applicable	
Location	G05- Lean-to		Pipework	Castl Down Pipes	Ď	Doors Wooden	Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	on Required th CAR 2012)	K	
Sample No.		Approx Extent					Y	
Product Type		Risk Score Total			no action required	neurinhev	「	· ····································
Damage		Category			Comments	nts	100 mar	
Surface Treatment		Likelihood of Disturbance					Ň	
Asbestos Type		Personnel Accessibility			No asbestos detected	detected		
Floor land	Foxhiiry Farm House- Ground Floor		Floor	Solid	M	Walls Solid/Woodan	oodan	
	1001 I BUBOLO -ACOUT IIIB I (IDOVO	Area Description	Ceiling	Tin	B		olicable	
	G06- Tool Shed		Pipework	Foam Insulated	Doors	oors Wooden	Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	on Required th CAR 2012)		
Sample No.		Approx Extent				-	7	
Product Type		Risk Score Total			INO ACUOII Kequireu	neurinhev		
Damage		Category			Comments	nts		
Surface Treatment		Likelihood of Disturbance						
A chactae Tuna		Personnel A occessibility			No asbestos detected	detected	V	
ASDESTOS LYPE		Accessibility						

ALL ACTON	Survay Date: 30th Annuet 2018	Kurvav Raf A/05838_MS/MH		Surveyor: Monique Holder			Vanagement Survey	t Siirvev
	Sife Address:			taniati anhiitati taƙata			Material Assessment (HSG 264)	nt (HSG 264)
Foxbu	Foxbury Farm House & Farm Cottage					Y	10 + High poter	High potential to release fibres
	Stone Street	1 CV	20000	C	CLASSES ST		7 - 9 Medium p	Medium potential to release fibres
	Sevenoaks	AND	SOISA	Aspect of the service	siaauc nii			Low potential to release fibres
	Kent TN15 0LW			•		D	4	Very low potential to release fibres
						В	0 No asbestc	No asbestos detected
Floor level	Foxbury Farm House- First Floor		Floor	Wooden/Carpet	Walls			
Area Ref /		Area Description	Ceiling	Lath & Plaster	Boxing	Not Applicable		
Location	1.01- Stairs and Landing		Pipework	Not Applicable	Doors	Not Applicable		
					Considered Action Required	uired		IN IN IS
Inc No.		Material Sampled			(in accordance with CAR 2012)	R 2012)		
Sample No.		Approx Extent						
Product Type		Risk Score Total			No Action Required	nea	HI.	日本
							1	
Damage		Category			Comments		and a second	
Surface Treatment		Likelihood of Disturbance					r	
					No asbestos detected	ected	1100	
Asbestos Type		Personnel Accessibility					- Martin	
Floor level	Foxburv Farm House- First Floor		Floor	Wooden/Vinvl Floorino	Walls	Solid/Ceramic Tiles	v	
Area Ref /	TARE FARTY APPARETING & CHARLAS	Area Description	Ceiling	Plasterboard	Boxing			
Location	1.02- Bathroom		Pipework	Un-Insulated	Doors	Wooden Panelled		
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	luired R 2012)	6	
N I N		, ,						
Sample No.		Approx Extent			No Action Required	iired		
Product Type		Risk Score Total						
Damage		Category			Comments			- 7
Surface Treatment		Likelihood of Disturbance					L	
Asbestos Type		Personnel Accessibility			No asbestos detected	octed		10m
Floor level	Foxhurv Farm House- First Floor		Floor	Wooden	Walls	Solid		
Area Ref /	VAALA ARTE & ARRATE TITE & STAATA &	Area Description	Ceiling	Plasterboard	Boxing			
Location	1.03- Cupboard		Pipework	Un-Insulated	Doors			
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	luired R 2012)	ĺ	5
Sample No.		Approx Extent						
Product Type		Risk Score Total			INO ACTION Kequired	lirea		
Damage		Category			Comments			
Surface Treatment		Likelihood of Disturbance				1		ľ.
Achactos Tuno		Personnel Accessibility			No asbestos detected	octed		The second
ANDENDS I Y DE		Accessionly						

ACTOA IIV	Survay Date: 20th Annuet 2018	HM/SM_85850/A fag voyans		Survayor: Monique Holder		_	Vang	Vlanagement Survey
NO WIEW	ourvey Date: 27th August 2010 Sife Address:	The red wer woodd					Material /	Material Assessment (HSC 764)
Foxbu	Foxbury Farm House & Farm Cottage					V	10 + 10	High potential to release fibres
	Stone Street	Ach	00400		ata Chanta	B	7 - 9	Medium potential to release fibres
	Sevenoaks	AND	SUISA	Slaance und yavne solsaosh	siaauc nn	C		Low potential to release fibres
	Kent TN15 0LW			•		D 14	2-4	Very low potential to release fibres No ashestos detected
							,	
Floor level	Foxbury Farm House- First Floor		Floor	Wooden/Carpet	Walls			
Area Ref /		Area Description	Ceiling	Lath & Plaster	Boxing	1g Not Applicable	0	
Location	1.04- Bedroom		Pipework	Un-Insulated	Doors	s Wooden Panelled	led	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	kequired AR 2012)	1	
Samule No		A nnrov Fytenf					P	
Product Type		Risk Score Total			No Action Required	quired		
					2			-1-1-1
Damage		Category			Comments		1	
Surface Treatment		Likelihood of Disturbance			-	-	1	
Asbestos Type		Personnel Accessibility			NO asbestos detected	stected		
Floor level	Foxbury Farm House- First Floor		Floor	Wooden/Carpet	Walls	solid		
		Area Description	Ceiling	Lath & Plaster	Boxing		0	
Location	1.05- Bedroom		Pipework	Un-Insulated	Doors	s Wooden Panelled	led	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	kequired AR 2012)		1
Sample No.		Approx Extent				•		
Product Type		Risk Score Total			INO ACUOII Kequireu	hureu		
Damage		Category			Comments		!	
Surface Treatment		Likelihood of Disturbance			-	-		
Asbestos Type		Personnel Accessibility			No asbestos detected	stected	1	強し、
Floor level	Foxburv Farm House- First Floor		Floor	Wooden	Walls	Solid		
		Area Description	Ceiling	Lath & Plaster	Boxing	П		
Location	1.00- Cupboard		Pipework	Not Applicable	Doors Considered Action Required	s Wooden Panelled Remired	led	
Inc No.		Material Sampled			(in accordance with CAR 2012)	AR 2012)	1	
Sample No.		Approx Extent			No Action Docuined		/	
Product Type		Risk Score Total				hur eu		
Damage		Category			Comments			2
Surface Treatment		Likelihood of Disturbance				-	1	
Ashestos Tvne		Personnel Accessibility			No asbestos detected	stected	-	

AST RA UK Su	AST RA UK Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH		Surveyor: Monique Holder			Management Survey	
Foxbury	Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW	Asb	estos	Asbestos Survey Data Sheets	ata Sheet.		Material Assessment (HSG 264)10 +High potential to release fibres7 - 9Medium potential to release fibres5 - 6Low potential to release fibres2 - 4Very low potential to release fibres0No asbestos detected	(64) ise fibres elease fibres se fibres release fibres
	Foxbury Farm House- First Floor		Floor A	Wooden/Carpet				
	1.07 Bodroom Eiranlaga	Area Description	Celling	Lath & Plaster		Boxing Not Applicable	Icable	
Location 1.0	1.07- Deuroun-Frieplace 05838_03	Matarial Samulad	Panel	Un-insulated	Considered A	Considered Action Required	Tanelled	1
Ň	Strongly nrecilmed	Amonta bampou	1 m ²					Ma R
ь	1 Low Friability	Risk Score Total		3	Label &	Label & Manage	L	
Damage (0 Good condition	Category		D	Com	Comments		
Surface Treatment	1 Asbestos cement product	Likelihood of Disturbance	Low				P	4
Asbestos Type	1 Chrysotile (WHITE)		Easy					
Floor level FC	Foxbury Farm House- First Floor		Floor	Wooden	ſ	Walls Solid		ſ
	1 08- Cunhoard	Area Description	Ceiling Pinework	Lath & Plaster			icable 2010-01-01-01-01-01-01-01-01-01-01-01-01-	
	05838-04	Material Sampled		aronardd r 101.	Considered A (in accordance)	equired AR 2013		
Sample No.		Approx Extent			Further Inspection Required Prior	on Required Pric	or 711	
Product Type		Risk Score Total			to Distr	to Disturbance		
Damage		Category			Com	Comments	2	
Surface Treatment		Likelihood of Disturbance						Q
Asbestos Type		Personnel Accessibility			Limited access d	Limited access due to stored items	s	A.
Floor level FC	Foxburv Farm House- Roof Space		Floor	Not Applicable		Walls Not Applicable	icable	
	1.01-1.0 0	Area Description	Ceiling Discoursely	Not Applicable		Boxing Not Applicable	icable	
	101-10	Material Sampled	N 10MAC	INU Applicatio	Considered A (in accordance)	Considered Action Required (in accordance with CAR 2012)		
Sample No.		Approx Extent				-		
Product Type		Risk Score Total			No Action	No Action Kequired		
Damage		Category			Com	Comments	- Alexander	
Surface Treatment		Likelihood of Disturbance			,			Y
Asbestos Type		Personnel Accessibility			No asbest	No asbestos detected	Mar Anna	The Second

ACTOALIE	Survey Date: 29th Angust 2018	Survey Ref. A/05838_MS/MH		Survevor: Monione Holder		$\left \right $	Маг	<u> Vlanagement Survev</u>
	Site Address:						Materia	Material Assessment (HSG 264)
Foxbu	Foxbury Farm House & Farm Cottage					Y	10 +	High potential to release fibres
	Stone Street	Ach	20420		Man Clande	B	7-9	Medium potential to release fibres
	Sevenoaks	UCH	CUICA	susance wind yavne sousaush	ciaauc ni			Low potential to release fibres
	Kent TN15 0LW					D	7	Very low potential to release fibres
							Ð	No asbestos detected
Floor level	Foxbury Farm House- Basement		Floor	Solid	1			
Area Ref /		Area Description	Ceiling	Plasterboard	I	Boxing Not Ap	Not Applicable	
Location	B01-Basement		Pipework	Not Applicable	I		Wooden Panelled	
Loo No					Considered Action Required	ion Required		
						1111 CAN 2012)		「上日子(一子
Sample No.		Approx Extent			No Action Required	Required	1.14	
Product Type		Risk Score Total						A LANCE OF THE REAL OF THE REA
Damage		Category			Comments	ients		
Surface		Likelihood of						
Treatment		Disturbance			No achactor datantad	a datantad		
Asbestos Type		Personnel Accessibility				o delected	-	10
Į I	The second Contract Contract Contract		Ē					
	roxbury rafiit cottage- Ofouriu r1001	Area Decominion	<u>F100F</u>	Laminate I ath 7 Plaster with Sandtev		Walls Solid/Ce Baying Wooden	Solid/Ceramic Tiles Wooden	
Location	G07- Kitchen		Pipework	Un-Insulated			Wooden Glazed	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	ion Required ith CAR 2012)		1
Sample No.		Annrox Extent			No Asbestos Detected No Action	ected No Actic		- Canada
Product Tyne		Risk Score Total			Required	ired		
					•		-	
Damage		Category			Comments	ients	Ĩ	
Surface Treatment		Likelihood of Disturbance			Modern sink & boiler- Sandtex	boiler- Sandtey		
Asbestos Type		Personnel Accessibility			applied to ceiling	ceiling	L	
Elone lorro	Forbury Farm Cottage- Ground Floor		Floor	T aminoto	1	Walls Catt		
Area Ref /	Toorin a mino - Agama Time I movo T	Area Description	Ceiling	Lath & Plaster			Plasterboard/Ceramic Tiles	
Location	G08- Dining Room		Pipework	Un-Insulated/;Foam Insulated	I		Not Applicable	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	ion Required ith CAR 2012)	1	
Sample No.		Approx Extent			No Asbestos Detected No Action	ected No Actic		
Product Type		Risk Score Total			Required	ired	1.1	
Damage		Category			Comments	ients		
Surface Treatment		Likelihood of Disturbance					1	
A chactae Tuna		Personnel A cosseitatite:			Modern Electrics	Electrics		
Walleatus Lype		Accessionity						

AST RA UKS	STRA UK Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH		Surveyor: Monique Holder		Mai	Management Survey
	Site Address:					Materia	Material Assessment (HSG 264)
Foxbur	Foxbury Farm House & Farm Cottage					A 10+	High potential to release fibres
	Stone Street	Ach	50,500		CLARKE		Medium potential to release fibres
	Sevenoaks	AND	SUISA	subanc wind yay and suisaush	Siaauc mi		Low potential to release fibres
	Kent TN15 0LW			•		D 2-4	Very low potential to release fibres
	Foxbury Farm Cottage- Ground Floor		Floor A	Solid/Vinyl Flooring		Solid	
Area Ref/		Area Description	Celling	Lath & Plaster		Not Applicable	
Location G	G09- Under Stairs		Pipework	Un-Insulated		Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)		
Samula No		A muray Ratant					1 1
					No Action Required		1
Product Type		Risk Score Total				Re	1 1
Damage		Category			Comments		and section
Surface Treatment		Likelihood of Disturbance					
,		Personnel			No asbestos detected		- Chest
Asbestos Type	_	Accessibility					
Floor level F	Foxbury Farm Cottage- Ground Floor		Floor	Laminate	Walls Sc	Solid	
,		Area Description	Ceiling	Lath & Plaster		Not Applicable	
Location	G10- Lounge		Pipework	Un-Insulated	Doors W	Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)		
Sample No.		Annrox Extent					
Product Type		Risk Score Total			No Action Required		
Domoro		Cotocom			į		
Damage		category			Comments		
Surface Treatment		Likelihood of Disturbance			Later the second s		
Asbestos Type		Personnel Accessibility			INO ASDESIOS DELECIED		
Floor loud	Eorbitry Farm Cottage- Ground Floor		Floor	W/oodan/Cornat	Walls	Solid/W/oodan	
	VADUE 1 MILL CONSECT OF OUT 1 1001	Area Description	Ceiling	woouen/carpet Lath & Plaster	ы	Sourd wooden Not Applicable	
	G11- Hall/Stairs		Pipework	Not Applicable		Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)		
Sample No.		Approx Extent					
Product Type		Risk Score Total			No Action Kequired		
Damage		Category			Comments		
Surface Treatment		Likelihood of Disturbance					1
A chastos Tyna		Personnel Acressibility			No asbestos detected	1	1
ANDESTOS T & DE		Accessibility					

ASTRAUK	ST RA UK Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH		Surveyor: Monique Holder			Management Survey
	Site Address:			*		Mater	Material Assessment (HSG 264)
Foxbu	Foxbury Farm House & Farm Cottage Stone Street				5	A 10+ B 7-9	High potential to release fibres Medium potential to release fibres
	Sevenoaks Kent TNI5 0LW	ASb	estos	Asbestos Survey Data Sheets	ita Sheets		
						E 0	No asbestos detected
Floor level	Foxbury Farm Cottage- First Floor		Floor	Wooden/Carpet	Walls		
Area Ref /		Area Description	Ceiling	Lath & Plaster	Boxing		
Location	1.09- Landing		Pipework	Not Applicable	Doors	s Not Applicable	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	Required CAR 2012)	2
Sample No.		Approx Extent				-	1 1
Product Type		Risk Score Total			INO ACHORI Required	hurred	1
Damage		Category			Comments		
Surface Treatment		Likelihood of Disturbance					1 1
Asbestos Type		Personnel Accessibility			No asbestos detected	stected	- AL
Floor level	Foxburv Farm Cottage-First Floor		Floor	Wooden/Vinvl Flooring	Walls	s [Solid/Ceramic Tiles	
Area Ref /		Area Description	Ceiling	Lath & Plaster	Boxing		
Location	1.10- Bathroom		Pipework	Un-Insulated	Doors	S Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	Required CAR 2012)	
Sample No.		Approx Extent			No Asbestos Detected No Action	ed No Action	
Product Type		Risk Score Total			Required	d	
Damage		Category			Comments		
Surface Treatment		Likelihood of Disturbance			; 2		
Asbestos Type		Personnel Accessibility			Plastic Cistern	tern	
Floor level	Foxburv Farm Cottage-First Floor		Floor	Wooden	Walls	s Solid	
		Area Description	Ceiling	Lath & Plaster	Boxing		
Location	1.11- Cylinder Cupboard		Pipework	Un-Insulated	Doors Considered Action Required	s Wooden Panelled	
Inc No.		Material Sampled			(in accordance with CAR 2012)	CAR 2012)	
Sample No.		Approx Extent			No Action Docuined		The second secon
Product Type		Risk Score Total				na mainh	
Damage		Category			Comments		1/10
Surface Treatment		Likelihood of Disturbance				PT-1	
Ashestos Tvne		Personnel Accessibility			No asbestos detected	etected	

AST DA HK Sur	Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH		Survevor: Monique Holder		_	Маг	Management Survev
	Site Address:	•		*			Materia	Material Assessment (HSG 264)
Foxbury	Foxbury Farm House & Farm Cottage					A	10 +	High potential to release fibres
	Stone Street	Ack	00400		ta Clanta	B	7 - 9	Medium potential to release fibres
	Sevenoaks	UCH	COICA	subance wind yay ne suisaush	siaauc mi	C	5-6	Low potential to release fibres
	Kent TN15 0LW)		D	2-4 2	Very low potential to release fibres
						1	Ð	No aspestos detected
Floor level FO	Foxbury Farm Cottage- First Floor		Floor	Wooden/Carpet	Walls	lls Solid		
Area Ref /		Area Description	Ceiling	Lath & Plaster with Sandtex	Bo.	Boxing Not Applicable	able	
Location 1.1	1.12- Bedroom		Pipework	Un-Insulated	Doors	Drs Wooden Panelled	melled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	ı Required CAR 2012)		
						⁽		
Sample No.		Approx Extent			No Action Required	equired		-
Product Type		Risk Score Total					•	and the second
Damage		Category			Comments	2	V	F
Surface Treatment		Likelihood of Disturbance						1. N.
		Personnel			No asbestos detected	letected	1 CEN	
Asbestos Type		Accessibility					10 10V	
Floor level FO	Foxburv Farm Cottage- First Floor		Floor	Wooden/Carpet	Walls	lls Solid		
	5	Area Description	Ceiling	Lath & Plaster	Bo		able	
Location 1.1	1.13- Dressing Room		Pipework	Un-Insulated	Doors	Drs Wooden Panelled	melled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	t Required CAR 2012)	1	
Sample No.		Approx Extent						
Product Type		Risk Score Total			NO ACUOII Kequireu	nəarnhə	1.P	A ST
Damage		Category			Comments	S	1	My the state
Surface Treatment		Likelihood of Disturbance					and and	
Asbestos Type		Personnel Accessibility			No asbestos detected	letected	2	Pres 1
Floor level FO	Foxhurv Farm Cottage-First Floor		Floor	Wooden/Carnet	Walls	ls Solid		
	war i ien i Amnaa mm i fmar	Area Description	Ceiling	Lath & Plaster	Bo		able	
	1.14- Cupboard		Pipework	Not Applicable	Doors	Drs Wooden Glazed	lazed	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	r Required CAR 2012)	/	at a
Sample No.		Approx Extent				-	Í	D
Product Type		Risk Score Total			No Action Kequireu	naunha	1	
Damage		Category			Comments	ts		
Surface Treatment		Likelihood of Disturbance						
Ashestos Tyne		Personnel Accessibility			No asbestos detected	letected		
A FT COLORDAN								

AST RA UK	AST RA UK Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH		Surveyor: Monique Holder		Man	Management Survey
Foxbi	Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW	Asb	estos	Asbestos Survey Data Sheets	ata Sheets	Material A 10 + B 7 - 9 C 5 - 6 D 2 - 4 E 0	Material Assessment (HSG 264) 10 + High potential to release fibres 7 - 9 Medium potential to release fibres 5 - 6 Low potential to release fibres 2 - 4 Very low potential to release fibres 0 No asbestos detected
Floor level Area Ref / Location	Foxbury Farm Cottage- First Floor 1.15- Bedroom	Area Description	Floor Ceiling Pipework	Wooden/Carpet Lath & Plaster Un-Insulated	Walls Boxing Doors	Solid Not Applicable Wooden Panelled	
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	ed 112)	0
Sample No. Product Type		Approx Extent Risk Score Total			No Action Required	pa	
Damage		Category			Comments	-	
Surface Treatment		Likelihood of Disturbance			No otherwood of the		
Asbestos Type		Personnel Accessibility					111
Floor level	Foxbury Farm Cottage- First Floor		Floor	Wooden/Carpet	Walls	Solid	
Area Ref /		Area Description	Ceiling n:	Lath & Plaster	Boxing	Not Applicable	
Location Inc No.	1.10- Cupboard	Material Sampled	ripework	Not Applicable	Considered Action Required (in accordance with CAR 2012)	wooden Giazed ed 112)	
Sample No.		Approx Extent				/-	N N
Product Type		Risk Score Total			NO ACHOR Kequirea	N N	C Is
Damage		Category			Comments		
Surface Treatment		Likelihood of Disturbance					
Asbestos Type		Personnel Accessibility			INO aspestos detected	00	K
Floor level	Foxbury Farm Cottage- Roof Space		Floor	Not Applicable	Walls	Not Applicable	
Area Ref / Location	1.02- 1.oft	Area Description	Ceiling Pinework	Not Applicable Not Applicable	Boxing Doors	Not Applicable Not Applicable	
Inc No.		Material Sampled		1	Considered Action Required (in accordance with CAR 2012)	ed	
Sample No.		Approx Extent			No Action Docuinod		
Product Type		Risk Score Total			INO SCHOLING		Line of the second
Damage		Category			Comments		
Surface Treatment		Likelihood of Disturbance				-	F
Asbestos Type		Personnel Accessibility			No asbestos detected	pg	



4.0 <u>Recommendations - Control of Asbestos Regulations (CAR 2012)</u>

Control of Asbestos Regulations 2012- Regulation 9 the Approved Code of Practice (ACOP) and guidance text. L143 (Second edition) Published December 2013.

Regulation 10 requires asbestos awareness training must be given to all workers.

We recommend that all operatives involved with maintenance or demolition of these buildings are trained in regards to recognition of ACM's and the risks.

Due to the manner in which ACM's have been used in construction, care should be taken to ensure that any new materials uncovered during either maintenance or demolition processes are tested for asbestos content.

Owners and occupiers of premises who have maintenance and repairing responsibilities have a duty to:

- Ensure the risks associated with the asbestos are assessed (Regulation 4)
- Manage the asbestos containing materials (Regulation 4)

Every employer must (Regulation 11):

• PREVENT the exposure of his/her employees to asbestos as far as reasonably practicable

The following materials were identified and should be dealt with in the following manner.

Note:

An inspection must be carried out annually (minimum) to monitor the condition of the *Managed* items.

Asbestos Cement

Considered Recommendation: Label & Manage in accordance with CAR 2012

Strongly Presumed Items

All strongly presumed items should be inspected further prior to any demolition/refurbishment works commencing in that area.

Areas Not Accessed

Any areas not accessed should be accessed prior to any demolition/refurbishment works commence in that area.



5.0 Material Assessment Algorithm

The four main parameters which will determine the amount of fibre release from the ACM when subject to a standard disturbance are:

Product Type

1 - Low Friability

Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, asbestos cement etc.)

2 - <u>Medium Friability</u>

Asbestos insulation board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes, woven textiles, paper and felt.

3 - High Friability

Thermal insulation (i.e. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of Damage/Deterioration

0 - Good condition with no visible damage.

- 1 Low-damage: a few scratches or surface marks; broken edges on boards, tiles etc.
- 2 -Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
- 3 High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos fibres.

Surface Treatment

- 0 Composite materials containing asbestos: reinforced plastics, resins vinyl tiles.
- 1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
- 2 Unsealed AIB, or enclosed lagging or sprays.
- 3 Unsealed lagging or sprays.

Asbestos Type

- 1 Chrysotile (White)
- 2 Amphibole asbestos excluding Crocidolite (Brown)
- 3 Crocidolite (Blue)

Each parameter is scored as: high = 3, medium = 2 or low = 1; two categories allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.



Risk Score	Category	Material Assessment Table
10-12	A	High potential to release fibres. Immediate action may be required, such as isolation or evacuation of the location, provision of barriers, use of permit to work Systems. Ultimate action is likely to be REMOVAL in accordance with CAR 2012
7-9	В	Medium potential to release fibres. A programme for removal should be planned within the foreseeable future. Within the meantime some emergency repairs may be needed to be carried out in accordance with CAR 2012
5-6	С	Low potential to release fibres. Any removal can be planned within an appropriate management budget framework, we recommend inspections annually for damage or deterioration. Remove within the foreseeable future in accordance with CAR 2012
2-4	D	Very low potential to release fibres. Management of the asbestos materials present where they are not in poor condition or vulnerable to damage, must be removed prior to refurbishment projects. Works to be carried out in accordance with CAR 2012
0	E	No asbestos detected

Astra UK (Contracts) Ltd always recommends that the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations 2012 (CAR 2012).

 $Should you require any further assistance please do not hesitate to contact Astra UK (Contracts) Ltd - 01227\ 700900.$



Definition of Terminology used within this Report

Removal

Removal of the asbestos material in accordance with Control of Asbestos Regulations 2012 & Associated Approved codes of practice & Guidance Notes as they apply.

Repair

Application of coating / material to prevent further deterioration or breakdown of the material, labels must be applied to the repair material warning of asbestos present.

Enclosure

The installation of a physical barrier to provide protection of the asbestos containing material to prevent damage or disturbance. The choice of material used should be adequate, labels must be applied to the enclosure material warning of asbestos present.

Encapsulation

Use of a paint type sealant to create a continuous seal to the surface of the asbestos containing material thereby preventing fibre release. This must be labelled accordingly with asbestos warning labels and will only be effective if the coating is undamaged.

Labelling

Applying labels in accordance with Schedule 2 - Control of Asbestos Regulations 2012. These must be applied to the surface of the material to warn of the hazard.

Periodic inspection

Inspection of the material a regular defined interval to ensure that the condition has not deteriorated to such an extent that further encapsulation, enclosure or removal is required.

Manage

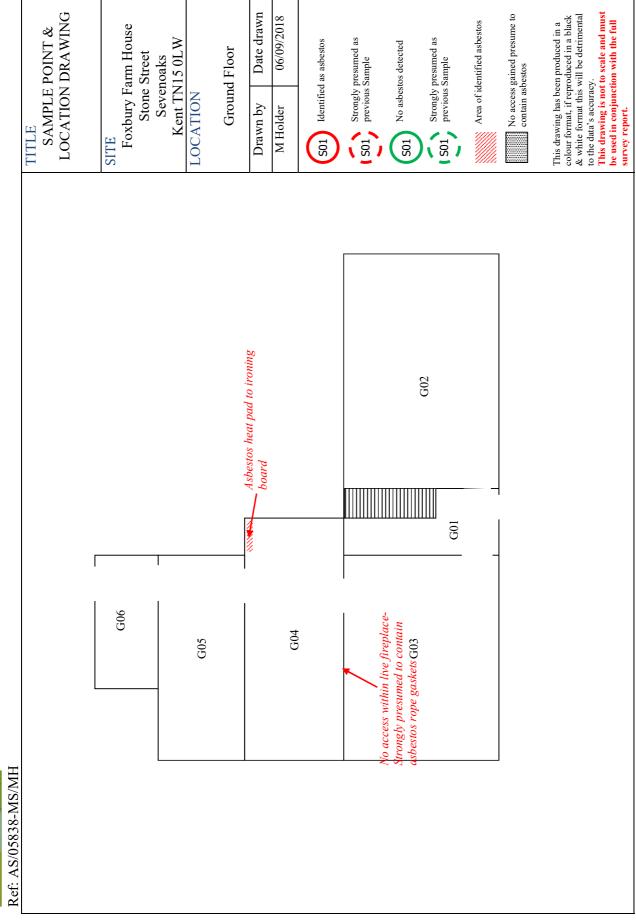
Provision of a policy including labelling, regular (periodic) inspection together with procedures including, but not exclusively limited to, action should deterioration be observed as well as training for staff and persons possibly coming into contact with the material.

Restriction of Access

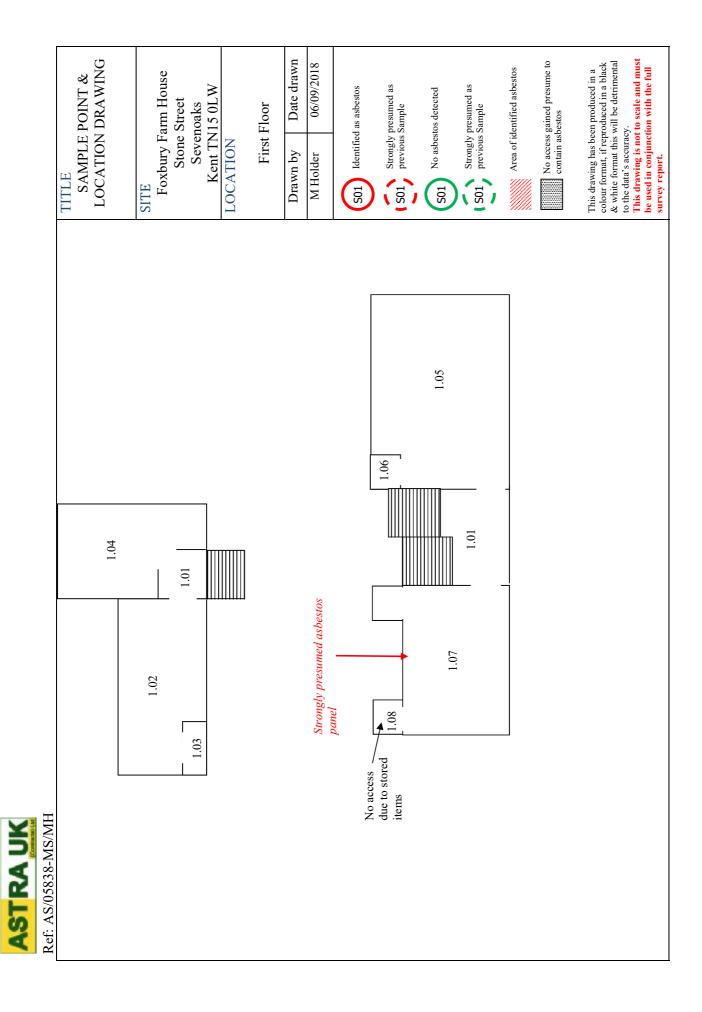
Due to excessive deterioration of materials in the area, it is recommended that the area is restricted until remedial actions have been carried out in accordance Control of Asbestos Regulations 2012.

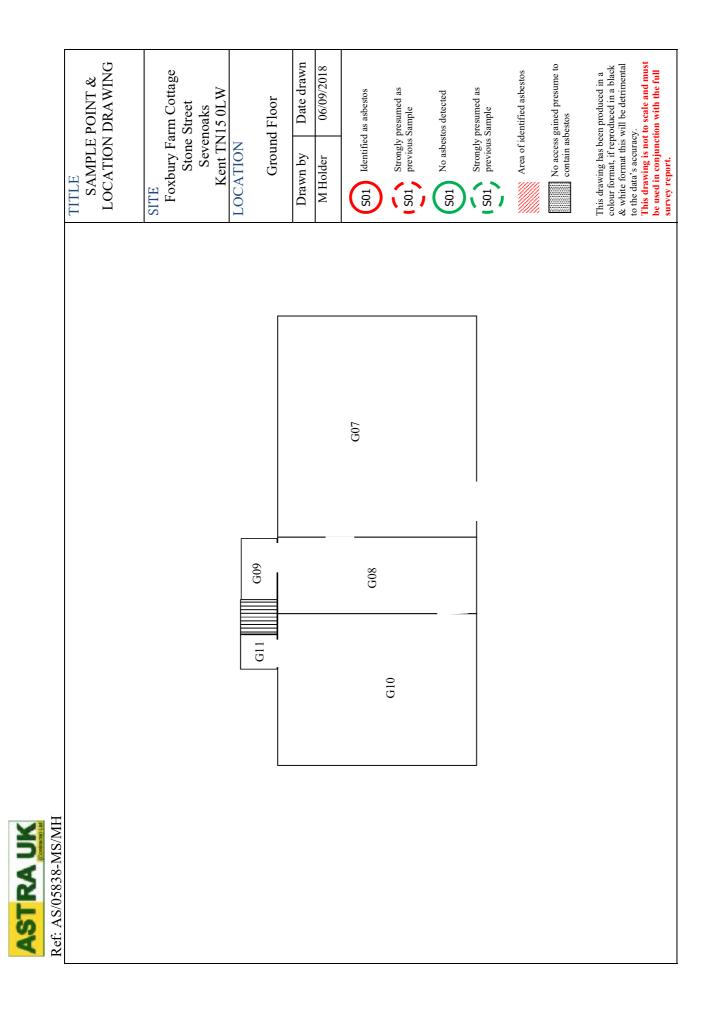


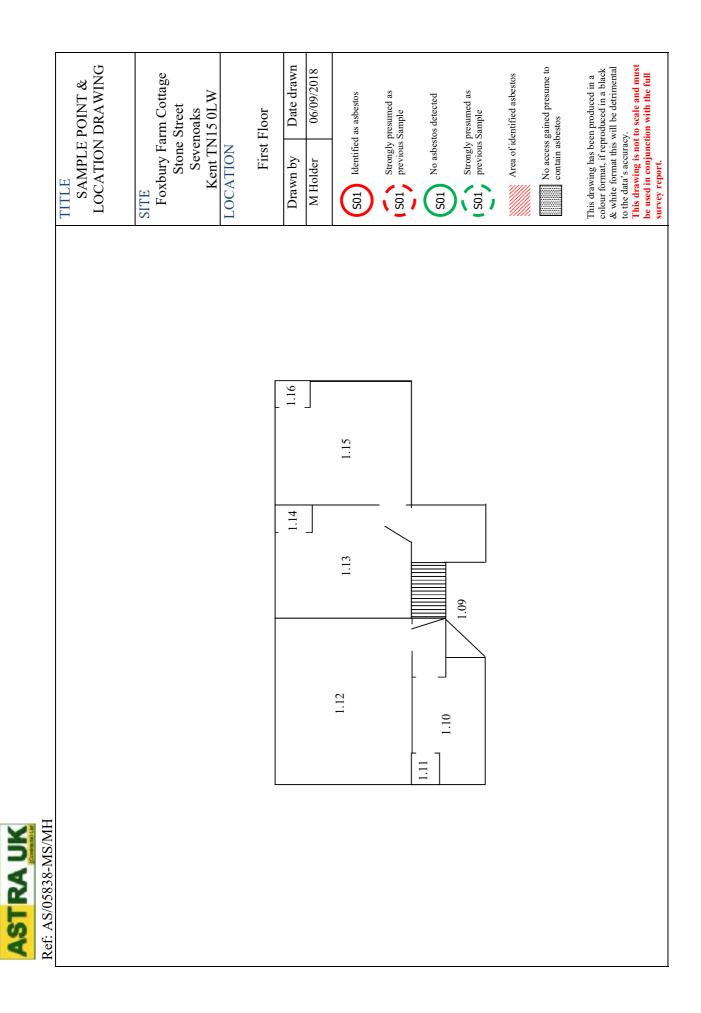
SITE ANNOTATED PLANS / DRAWINGS



ASTRA UK









BULK SAMPLE RESULTS



RE-INSPECTION DETAILS



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	t Survey	Asbestos Regulations in premises should d between inspections : months is tivity levels, posure potential and tact us to arrange	Date				 	
	HSG 264 Management Survey	In accordance with the "Control of Asbestos Regulations 2012" asbestos-containing materials in premises should be regularly re-inspected. The period between inspections can vary but a minimum of every 12 months is recommended based on occupant activity levels, likelihood of disturbance, human exposure potential and the maintenance activity. Please contact us to arrange your re-inspection.	Signed					
-		In acc 2012' be reg can v: recorr likelit the m. your r						
	Surveyor: Monique Holder	Re – Inspection Details	Comments					
	Survey Ref. AS/05838-MS/MH	Re – Inspe						
HW/S	gust 2018	tress: ouse & Cottage treet saks 5 0L W	Astra Surveyor					
Ref: AS/05838-MS/MH	Ket: AS/03638-MIS/MIH Survey Date: 29 th August 2018 Site Address: Foxbury Farm House & Cottage Stone Street Sevenoaks Kent TN15 0LW		Advised Next Inspection Date	29/08/2019				



CLIENTS PRIORITY ASSESSMENT



Building Managers Responsibilities

The building managers/owners have a responsibility to minimise the risk of exposure to asbestos for its occupants/employees including members of the public. All asbestos items highlighted in this report, or subsequent suspect materials, should be subjected to an initial assessment to determine the risk of exposure and all reasonably practicable measures be taken to reduce that risk to a minimum.

This is a legal requirement as laid down in Regulation 4 of the Control of Asbestos Regulations 2012. If assistance is required in putting together a management plan or further clarification or guidance is required, those with a duty to manage can seek advice by contacting Astra UK (Contracts) Ltd on 01227 700900.

Lists of publications by the HSE can be found at: www.hse.gov.uk/asbestos

A comprehensive list of relevant guides can be downloaded free in the form of a PDF document. Probably the most useful general guides are:

- HSG 227- 'A comprehensive guide to managing asbestos in premises' (2002)
- HSG 264- 'Asbestos: the survey guide' (2010) (superseding MDHS 100- 'Methods for the Determination of Hazardous Substances' 'Surveying, Sampling and Assessment of Asbestos-Containing Materials' (2001)

Priority Risk Assessment

The material assessment is designed to identify the high risk materials and categorises each item in risk bands.

The report does not take into account occupancy activity, likelihood of disturbance or human exposure potential. It is the building manager's responsibility to carry out a priority risk assessment in conjunction with this report taking into account the exact working regime at any given building or that the use of the building or part of the building may change which could alter the assessment.



Risk Score	Category	Material & Priority Combined Assessment Table
20-24	A	High potential to release fibres. Immediate action may be required, such as isolation or evacuation of the location, provision of barriers, use of permit to work Systems. Ultimate action is likely to be REMOVAL in accordance with CAR 2012
14-19	В	Medium potential to release fibres. A programme for removal should be planned within the foreseeable future. Within the meantime some emergency repairs may be needed to be carried out in accordance with CAR 2012
9-14	С	Low potential to release fibres. Any removal can be planned within an appropriate management budget framework, we recommend inspections annually for damage or deterioration. Remove within the foreseeable future in accordance with CAR 2012
Less than 8	D	Very low potential to release fibres. Management of the asbestos materials present where they are not in poor condition or vulnerable to damage, must be removed prior to refurbishment projects. Works to be carried out in accordance with CAR 2012



Assessment Factor	Score	Score Variable
Normal Occupant activity	0	Rare Disturbance activity (rarely used storeroom etc)
(main type of activity for the	1	Low Disturbance activity (office type activity etc)
area	2	Periodic disturbance (industrial / vehicular activity that may come in contact with the ACMs etc)
	3	High level of disturbance (fire door with asbestos insulation
	-	board sheet in constant use etc)
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large room or well ventilated area
	2	Rooms up to 100m ²
	3	Confined space
Accessibility	0	Usually inaccessible or unlikely to be disturbed.
	1	Occasionally likely to disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / amount	0	Small amounts or items (strings gaskets etc)
	1	<10m ² or 10m pipe run
	2	$10m^2$ to $<50m^2$ or $10m$ to $<50m$ pipe run
	3	>50m ² or >50m pipe run
Human Exposure Potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
e	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor Disturbance
	1	Low Disturbance
	2	Medium Disturbance
	3	High level Disturbance
Frequency of maintenance	0	ACM unlikely to disturbed for maintenance
activity	1	<1per year
-	2	>1 per year
	3	> 1 per month