



Chaucer House, Stone Street, Petham, Kent, CT4 5PW

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MANAGEMENT ASBESTOS SURVEY REPORT

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

Digitally signed by Monique Holder
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ou=Astra UK Contracts,
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Report Verified By: G Lawson (BOHS P402) for Astra UK (Contracts) Ltd

Signature

Gary Lawson

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Date: 2018.09.06 12:04:32 +01'00'

Date: 6th September 2018

Survey Reference: AS/05838-MS/MH

Asbestos Consultants

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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.






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ASBESTOS REGISTER BY RISK BAND

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 



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NON-ASBESTOS REGISTER

	Survey Date: 29th August 20 Survey Ref. A/05838-MS/NH	Management Survey		
<div>Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW</div>		<div><i>Non Asbestos Register</i> <i>(For Samples identified as No Asbestos Detected)</i></div>		
Inc No.	Sample No.	Floor Level	Area Ref/ Location	Material Sampled



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SURVEYORS NOTES



Ref: AS/05838-MS/MH

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.



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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.



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2.0 GENERAL SITE INFORMATION

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.



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SURVEY TYPE & METHOD

- Management (HSG 264) Semi-intrusive asbestos survey to locate and describe as far as 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.



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- 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.



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- 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.



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3.0 ASBESTOS SURVEY DATA SHEETS

<div>ASTRA UK</div> <div>Foxbury Farm House & Farm Cottage</div> <div>Stone Street</div> <div>Sevenoaks</div> <div>Kent TN15 0LW</div>	Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH	Surveyor: Monique Holder	<div>Management Survey</div>					
	<div>Asbestos Survey Data Sheets</div>				<div>Material Assessment (HSG 264)</div>				
					<div>10 +</div>				
					<div>High potential to release fibres</div>				
					<div>7 - 9</div>				
					<div>Medium potential to release fibres</div>				
					<div>5 - 6</div>				
					<div>Low potential to release fibres</div>				
					<div>2 - 4</div>				
					<div>Very low potential to release fibres</div>				
<div>0</div>									
<div>No asbestos detected</div>									

Inc No.		Material Sampled		Considered Action Required (in accordance with CAR 2012)	
Sample No.		Approx Extent			
Product Type		Risk Score Total			
Damage		Category			
Surface Treatment		Likelihood of Disturbance			
Asbestos Type		Personnel Accessibility			
				Comments	
				Modern Electrics	
				No Asbestos Detected No Action Required	



Inc No.		Material Sampled		Considered Action Required (in accordance with CAR 2012)	
Sample No.		Approx Extent			
Product Type		Risk Score Total			
Damage		Category			
Surface Treatment		Likelihood of Disturbance			
Asbestos Type		Personnel Accessibility			
				Comments	
				No Action Required	
				No asbestos detected	




Inc No.		Material Sampled		Considered Action Required (in accordance with CAR 2012)	
Sample No.		Approx Extent			
Product Type		Risk Score Total			
Damage		Category			
Surface Treatment		Likelihood of Disturbance			
Asbestos Type		Personnel Accessibility			
				Comments	
				Further Inspection Required Prior to Disturbance	




ASTRA UK		Survey Date: 29th August 2018		Survey Ref: A/05838-MS/MH		Surveyor: Monique Holder		Management Survey			
Sife Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW				Asbestos Survey Data Sheets							
Floor level		Foxbury Farm House- Ground Floor		Floor		Solid/Vinyl Flooring		Walls		Solid/Ceramic Tiles	
Area Ref/ Location		G04- Kitchen- Ironing Board		Ceiling		Plaster Finish		Boxing		Wooden	
Inc No.		05838-02		Pipework		Un-Insulated		Doors		Wooden Glazed	
Sample No.		Visually identified		Material Sampled		Heat Pad		Considered Action Required (in accordance with CAR 2012)		Further Inspection Required Prior to Disturbance	
Product Type		1 Low Friability		Approx Extent		1 No					
Damage		0 Good condition		Risk Score Total		3		D		Comments	
Surface Treatment		1 Asbestos cement product		Category		Low					
Asbestos Type				Likelihood of Disturbance				Not sampled as would cause damage- Modern Boiler & Sink			
		1 Chrysotile (WHITE)		Personnel Accessibility		Easy					
Floor level		Foxbury Farm House- Ground Floor		Floor		Solid		Walls		Solid/Wooden	
Area Ref/ Location		G05- Lean-to		Ceiling		Plastic		Boxing		Not Applicable	
Inc No.				Pipework		Castl Down Pipes		Doors		Wooden Panelled	
Sample No.				Area Description		Material Sampled		Considered Action Required (in accordance with CAR 2012)		No Action Required	
Product Type				Approx Extent							
Damage				Risk Score Total				Comments		No asbestos detected	
Surface Treatment				Category							
Asbestos Type				Likelihood of Disturbance				No Action Required		No asbestos detected	
				Personnel Accessibility							
Floor level		Foxbury Farm House- Ground Floor		Floor		Solid		Walls		Solid/Wooden	
Area Ref/ Location		G06- Tool Shed		Ceiling		Tin		Boxing		Not Applicable	
Inc No.				Pipework		Foam Insulated		Doors		Wooden Panelled	
Sample No.				Area Description		Material Sampled		Considered Action Required (in accordance with CAR 2012)		No Action Required	
Product Type				Approx Extent							
Damage				Risk Score Total				Comments		No asbestos detected	
Surface Treatment				Category							
Asbestos Type				Likelihood of Disturbance				No Action Required		No asbestos detected	
				Personnel Accessibility							
Floor level		Foxbury Farm House- Ground Floor		Floor		Solid		Walls		Solid/Wooden	
Area Ref/ Location		G06- Tool Shed		Ceiling		Tin		Boxing		Not Applicable	
Inc No.				Pipework		Foam Insulated		Doors		Wooden Panelled	
Sample No.				Area Description		Material Sampled		Considered Action Required (in accordance with CAR 2012)		No Action Required	
Product Type				Approx Extent							
Damage				Risk Score Total				Comments		No asbestos detected	
Surface Treatment				Category							
Asbestos Type				Likelihood of Disturbance				No Action Required		No asbestos detected	
				Personnel Accessibility							
Floor level		Foxbury Farm House- Ground Floor		Floor		Solid		Walls		Solid/Wooden	
Area Ref/ Location		G06- Tool Shed		Ceiling		Tin		Boxing		Not Applicable	
Inc No.				Pipework		Foam Insulated		Doors		Wooden Panelled	
Sample No.				Area Description		Material Sampled		Considered Action Required (in accordance with CAR 2012)		No Action Required	
Product Type				Approx Extent							
Damage				Risk Score Total				Comments		No asbestos detected	
Surface Treatment				Category							
Asbestos Type				Likelihood of Disturbance				No Action Required		No asbestos detected	
				Personnel Accessibility							
Floor level		Foxbury Farm House- Ground Floor		Floor		Solid		Walls		Solid/Wooden	
Area Ref/ Location		G06- Tool Shed		Ceiling		Tin		Boxing		Not Applicable	
Inc No.				Pipework		Foam Insulated		Doors		Wooden Panelled	
Sample No.				Area Description		Material Sampled		Considered Action Required (in accordance with CAR 2012)		No Action Required	
Product Type				Approx Extent							
Damage				Risk Score Total				Comments		No asbestos detected	
Surface Treatment				Category							
Asbestos Type				Likelihood of Disturbance				No Action Required		No asbestos detected	
				Personnel Accessibility							


ASTRA UK	Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH	Surveyor: Monique Holder
Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW		<h1 style="text-align: center;"><i>Asbestos Survey Data Sheets</i></h1>	
Management Survey			
Material Assessment (HSG 264)			
A	10 +	High potential to release fibres	
B	7 - 9	Medium potential to release fibres	
C	5 - 6	Low potential to release fibres	
D	2 - 4	Very low potential to release fibres	
E	0	No asbestos detected	

Floor level	Foxbury Farm House- First Floor						Floor	Wooden/Carpet	Walls	Solid
Area Ref/Location							Ceiling	Lath & Plaster	Boxing	Not Applicable
	1.04- Bedroom						Pipework	Un-Insulated	Doors	Wooden Panelled
Inc No.							Material Sampled	Considered Action Required (in accordance with CAR 2012)		
Sample No.							Approx Extent	No Action Required		
Product Type							Risk Score Total			
Damage							Category	No asbestos detected		
Surface Treatment							Likelihood of Disturbance			
Asbestos Type							Personnel Accessibility			



Floor level	Foxbury Farm House- First Floor				
Area Ref/ Location	Area Description	Floor	Wooden/Carpet	Walls	Solid
		Ceiling	Lath & Plaster	Boxing	Not Applicable
		Pipework	Un-Insulated	Doors	Wooden Panelled
Inc No.		Material Sampled		Considered Action Required (in accordance with CAR 2012)	
Sample No.		Approx Extent		No Action Required	
Product Type		Risk Score Total			
Damage		Category			
Surface Treatment		Likelihood of Disturbance		No asbestos detected	
Asbestos Type		Personnel Accessibility			



Floor level	Foxbury Farm House- First Floor	Area Description	Floor	Wooden	Walls	Solid
Area Ref/ Location			Ceiling	Lath & Plaster	Boxing	Not Applicable
	1.06- Cupboard		Pipework	Not Applicable	Doors	Wooden Panelled
Inc No.		Material Sampled	Considered Action Required (in accordance with CAR 2012)			
Sample No.		Approx Extent	No Action Required			
Product Type		Risk Score Total				
Damage		Category				
Surface Treatment		Likelihood of Disturbance	No asbestos detected			
Asbestos Type		Personnel Accessibility				
						

ASTRA UK		Survey Date: 29th August 2018		Survey Ref: A/05838-MS/MH		Surveyor: Monique Holder		Management Survey			
Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW				Asbestos Survey Data Sheets							
Floor level		Foxbury Farm House- Basement		Floor		Solid		Walls		Solid	
Area Ref / Location		B01- Basement		Ceiling		Plasterboard		Boxing		Not Applicable	
				Pipework		Not Applicable		Doors		Wooden Panelled	
Inc No.				Material Sampled				Considered Action Required (in accordance with CAR 2012)			
Sample No.				Approx Extent						No Action Required	
Product Type				Risk Score Total							
Damage				Category						Comments	
Surface Treatment				Likelihood of Disturbance							
Asbestos Type				Personnel Accessibility						No asbestos detected	
Floor level		Foxbury Farm Cottage- Ground Floor		Floor		Laminate		Walls		Solid/Ceramic Tiles	
Area Ref / Location		G07- Kitchen		Ceiling		Lath 7 Plaster with Sandtex		Boxing		Wooden	
				Pipework		Un-Insulated		Doors		Wooden Glazed	
Inc No.				Material Sampled				Considered Action Required (in accordance with CAR 2012)			
Sample No.				Approx Extent						No Asbestos Detected No Action Required	
Product Type				Risk Score Total							
Damage				Category						Comments	
Surface Treatment				Likelihood of Disturbance							
Asbestos Type				Personnel Accessibility						Modern sink & boiler- Sandtex applied to ceiling	
Floor level		Foxbury Farm Cottage- Ground Floor		Floor		Laminate		Walls		Solid	
Area Ref / Location		G08- Dining Room		Ceiling		Lath & Plaster		Boxing		Plasterboard/Ceramic Tiles	
				Pipework		Un-Insulated/Foam Insulated		Doors		Not Applicable	
Inc No.				Material Sampled				Considered Action Required (in accordance with CAR 2012)			
Sample No.				Approx Extent						No Asbestos Detected No Action Required	
Product Type				Risk Score Total							
Damage				Category						Comments	
Surface Treatment				Likelihood of Disturbance							
Asbestos Type				Personnel Accessibility						Modern Electrics	

ASTRA UK	Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH	Surveyor: Monique Holder	Management Survey		
<div>Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW</div> <div>Asbestos Survey Data Sheets</div>				Material Assessment (HSG 264)		
				A	10 +	High potential to release fibres
				B	7 - 9	Medium potential to release fibres
				C	5 - 6	Low potential to release fibres
				D	2 - 4	Very low potential to release fibres
				E	0	No asbestos detected

Floor level	Area Ref / Location	Area Description	Floor	Ceiling	Pipework	Solid/Vinyl Flooring	Walls	Boxing	Doors	
						Lath & Plaster				Solid
						Un-Insulated				Not Applicable
										Wooden Panelled
Inc No.		Material Sampled								Considered Action Required (in accordance with CAR 2012)
Sample No.		Approx Extent								No Action Required
Product Type		Risk Score Total								
Damage		Category								Comments
Surface Treatment		Likelihood of Disturbance								No asbestos detected
Asbestos Type		Personnel Accessibility								




Floor level	Area Ref / Location	Area Description	Floor	Ceiling	Pipework	Laminate	Walls	Boxing	Doors	
						Lath & Plaster				Solid
						Un-Insulated				Not Applicable
										Wooden Panelled
Inc No.		Material Sampled								Considered Action Required (in accordance with CAR 2012)
Sample No.		Approx Extent								No Action Required
Product Type		Risk Score Total								
Damage		Category								Comments
Surface Treatment		Likelihood of Disturbance								No asbestos detected
Asbestos Type		Personnel Accessibility								

Floor level	Area Ref / Location	Area Description	Floor	Ceiling	Pipework	Wooden/Carpet	Walls	Boxing	Doors	
						Lath & Plaster				Solid/Wooden
						Not Applicable				Not Applicable
										Wooden Panelled
Inc No.		Material Sampled								Considered Action Required (in accordance with CAR 2012)
Sample No.		Approx Extent								No Action Required
Product Type		Risk Score Total								
Damage		Category								Comments
Surface Treatment		Likelihood of Disturbance								No asbestos detected
Asbestos Type		Personnel Accessibility								




ASTRA UK	Survey Date: 29th August 2018	Survey Ref: A/05838-MS/MH	Surveyor: Monique Holder	Management Survey				
<div>Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW</div>				Material Assessment (HSG 264)				
				A	10 +	High potential to release fibres		
				B	7 - 9	Medium potential to release fibres		
				C	5 - 6	Low potential to release fibres		
				D	2 - 4	Very low potential to release fibres		
				E	0	No asbestos detected		


Floor level	Area Ref / Location	Area Description	Floor	Wooden/Carpet	Walls	Solid
	1.09- Landing		Ceiling	Lath & Plaster	Boxing	Not Applicable
			Pipework	Not Applicable	Doors	Not Applicable
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	
Sample No.		Approx Extent			No Action Required	
Product Type		Risk Score Total				
Damage		Category			Comments	
Surface Treatment		Likelihood of Disturbance				
Asbestos Type		Personnel Accessibility			No asbestos detected	




Floor level	Area Ref / Location	Area Description	Floor	Wooden/Vinyl Flooring	Walls	Solid/Ceramic Tiles
	1.10- Bathroom		Ceiling	Lath & Plaster	Boxing	Wooden
			Pipework	Un-Insulated	Doors	Wooden Panelled
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	
Sample No.		Approx Extent			No Asbestos Detected No Action Required	
Product Type		Risk Score Total				
Damage		Category			Comments	
Surface Treatment		Likelihood of Disturbance				
Asbestos Type		Personnel Accessibility			Plastic Cistern	



Floor level	Area Ref / Location	Area Description	Floor	Wooden	Walls	Solid
	1.11- Cylinder Cupboard		Ceiling	Lath & Plaster	Boxing	Not Applicable
			Pipework	Un-Insulated	Doors	Wooden Panelled
Inc No.		Material Sampled			Considered Action Required (in accordance with CAR 2012)	
Sample No.		Approx Extent			No Action Required	
Product Type		Risk Score Total				
Damage		Category			Comments	
Surface Treatment		Likelihood of Disturbance				
Asbestos Type		Personnel Accessibility			No asbestos detected	



ASTRA UK	Survey Date: 29th August 2018	Survey Ref. A/05838-MS/MH	Surveyor: Monique Holder
Site Address: Foxbury Farm House & Farm Cottage Stone Street Sevenoaks Kent TN15 0LW		<h1 style="text-align: center;"><i>Asbestos Survey Data Sheets</i></h1>	
Management Survey			
Material Assessment (HSG 264)			
A	10 +	High potential to release fibres	
B	7 - 9	Medium potential to release fibres	
C	5 - 6	Low potential to release fibres	
D	2 - 4	Very low potential to release fibres	
E	0	No asbestos detected	

Floor level	Foxbury Farm Cottage- First Floor						
Area Ref/ Location	1.12- Bedroom						
Inc No.		Area Description	Floor	Wooden/Carpet	Walls	Solid	
Sample No.			Ceiling	Lath & Plaster with Sandtex	Boxing	Not Applicable	
Product Type			Pipework	Un-Insulated	Doors	Wooden Panelled	
		Material Sampled	Considered Action Required (in accordance with CAR 2012)				
		Approx Extent	No Action Required				
		Risk Score Total					
Damage		Category	No asbestos detected				
Surface Treatment		Likelihood of Disturbance					
Asbestos Type		Personnel Accessibility					

Floor level	Foxbury Farm Cottage- First Floor						Floor	Wooden/Carpet	Walls	Solid
Area Ref/ Location	1.13- Dressing Room						Ceiling	Lath & Plaster	Boxing	Not Applicable
							Pipework	Un-Insulated	Doors	Wooden Panelled
Inc No.		Material Sampled	Considered Action Required (in accordance with CAR 2012)							
Sample No.		Approx Extent	No Action Required							
Product Type		Risk Score Total								
Damage		Category								
Surface Treatment		Likelihood of Disturbance	No asbestos detected							
Asbestos Type		Personnel Accessibility								

Floor level	Foxbury Farm Cottage- First Floor	Area Description	Floor	Wooden/Carpet	Walls	Solid
Area Ref/ Location			Ceiling	Lath & Plaster	Boxing	Not Applicable
	1.14- Cupboard		Pipework	Not Applicable	Doors	Wooden Glazed
Inc No.		Material Sampled	Considered Action Required (in accordance with CAR 2012)			
Sample No.		Approx Extent	No Action Required			
Product Type		Risk Score Total				
Damage		Category				
Surface Treatment		Likelihood of Disturbance				
Asbestos Type		Personnel Accessibility				
			No asbestos detected			

<div>ASTRA UK</div> <div>Survey Date: 29th August 2018</div> <div>Survey Ref: A/05838-MS/MH</div> <div>Surveyor: Monique Holder</div>	<div>Site Address:</div> <div>Foxbury Farm House & Farm Cottage</div> <div>Stone Street</div> <div>Sevenoaks</div> <div>Kent TN15 0LW</div>				
	<div>Asbestos Survey Data Sheets</div>				
	<div>Management Survey</div>				
	<div>Material Assessment (HSG 264)</div>				
	A	10 +	High potential to release fibres		
	B	7 - 9	Medium potential to release fibres		
	C	5 - 6	Low potential to release fibres		
	D	2 - 4	Very low potential to release fibres		
	E	0	No asbestos detected		

Floor level	Foxbury Farm Cottage- First Floor	Floor	Wooden/Carpet	Walls	Solid
Area Ref / Location	1.15- Bedroom	Ceiling	Lath & Plaster	Boxing	Not Applicable
Inc No.		Pipework	Un-Insulated	Doors	Wooden Panelled
Sample No.		Material Sampled		Considered Action Required (in accordance with CAR 2012)	
Product Type		Approx Extent		No Action Required	
Damage		Risk Score Total			
Surface Treatment		Category		Comments	
Asbestos Type		Likelihood of Disturbance			No asbestos detected
		Personnel Accessibility			

Floor level	Foxbury Farm Cottage- First Floor	Floor	Wooden/Carpet	Walls	Solid
Area Ref / Location	1.16- Cupboard	Ceiling	Lath & Plaster	Boxing	Not Applicable
Inc No.		Pipework	Not Applicable	Doors	Wooden Glazed
Sample No.		Material Sampled		Considered Action Required (in accordance with CAR 2012)	
Product Type		Approx Extent		No Action Required	
Damage		Risk Score Total			
Surface Treatment		Category		Comments	
Asbestos Type		Likelihood of Disturbance			No asbestos detected
		Personnel Accessibility			

Floor level	Foxbury Farm Cottage- Roof Space	Floor	Not Applicable	Walls	Not Applicable
Area Ref / Location	L02- Loft	Ceiling	Not Applicable	Boxing	Not Applicable
Inc No.		Pipework	Not Applicable	Doors	Not Applicable
Sample No.		Material Sampled		Considered Action Required (in accordance with CAR 2012)	
Product Type		Approx Extent		No Action Required	
Damage		Risk Score Total			
Surface Treatment		Category		Comments	
Asbestos Type		Likelihood of Disturbance			No asbestos detected
		Personnel Accessibility			





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4.0 Recommendations - Control of Asbestos Regulations (CAR 2012)

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 - Medium Friability
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.



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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	B	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	C	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.



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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

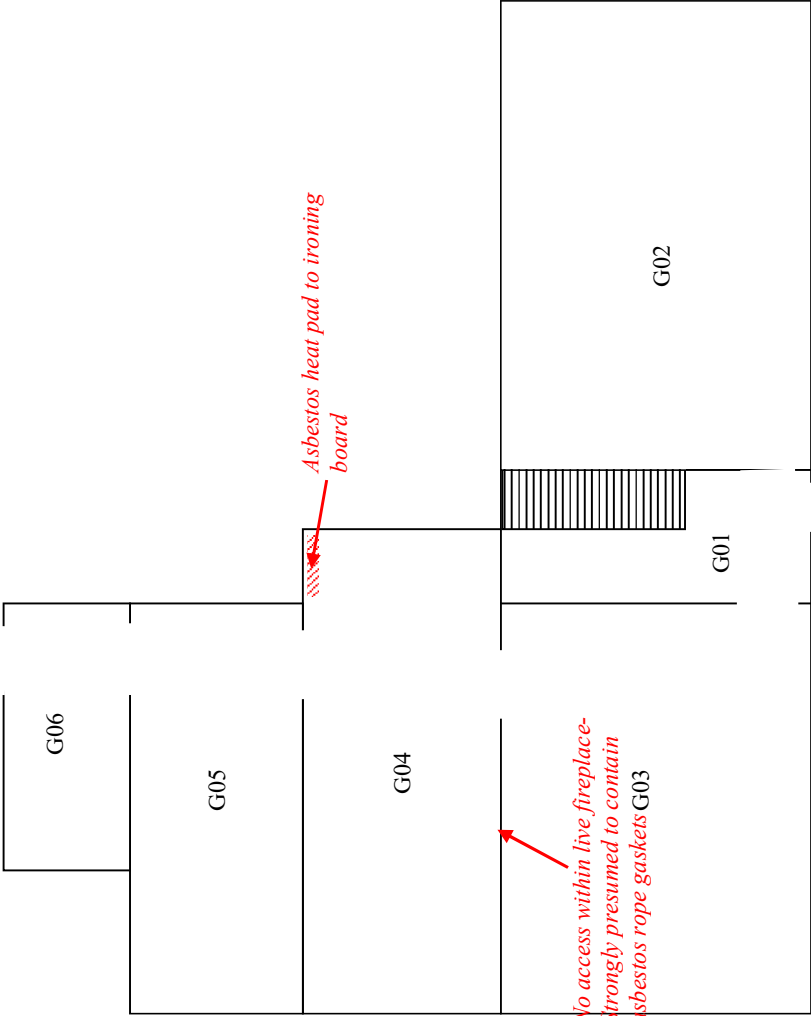






Due to excessive deterioration of materials in the area, it is recommended that the area is restricted until remedial actions have been carried out in accordance Control of Asbestos Regulations 2012.

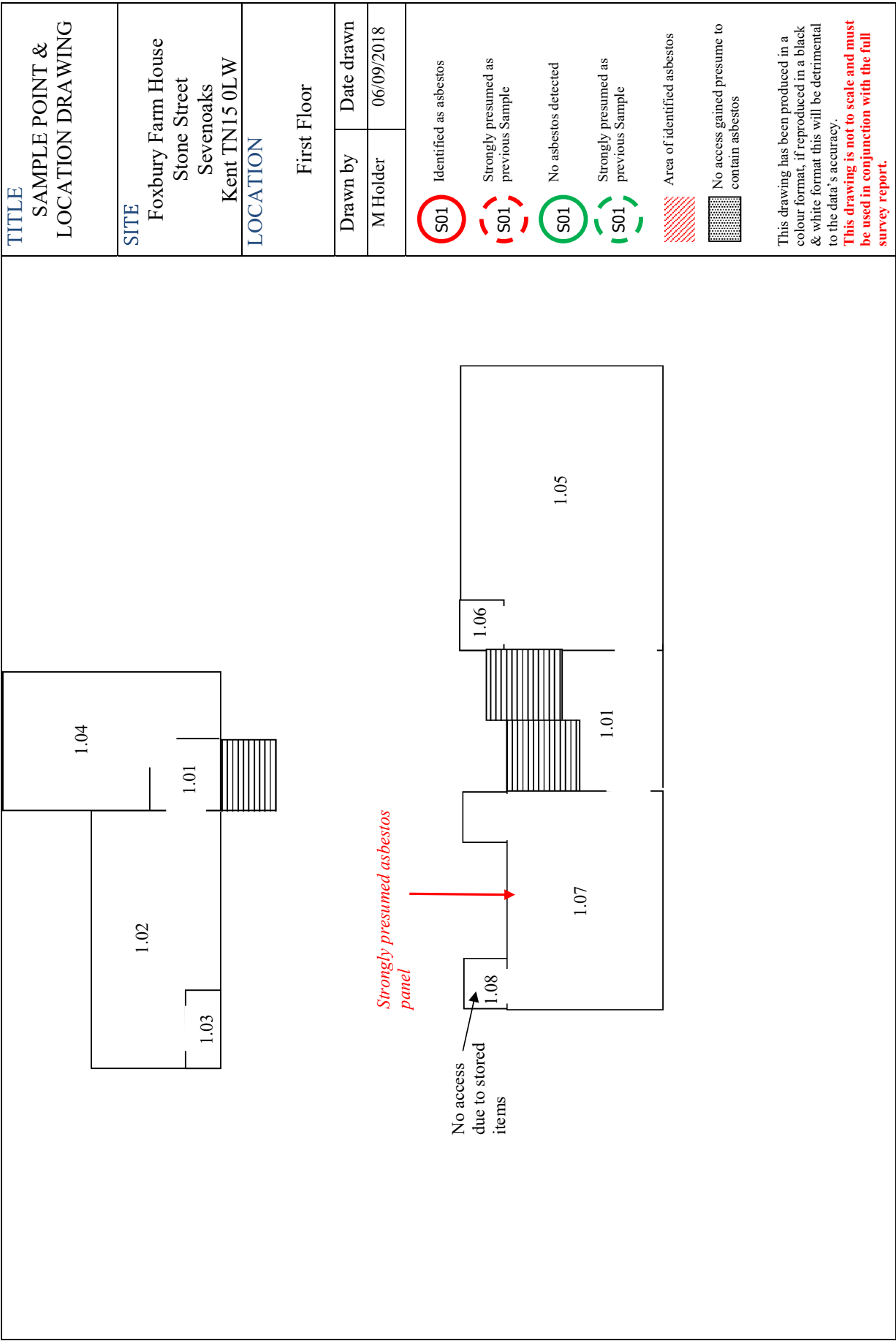


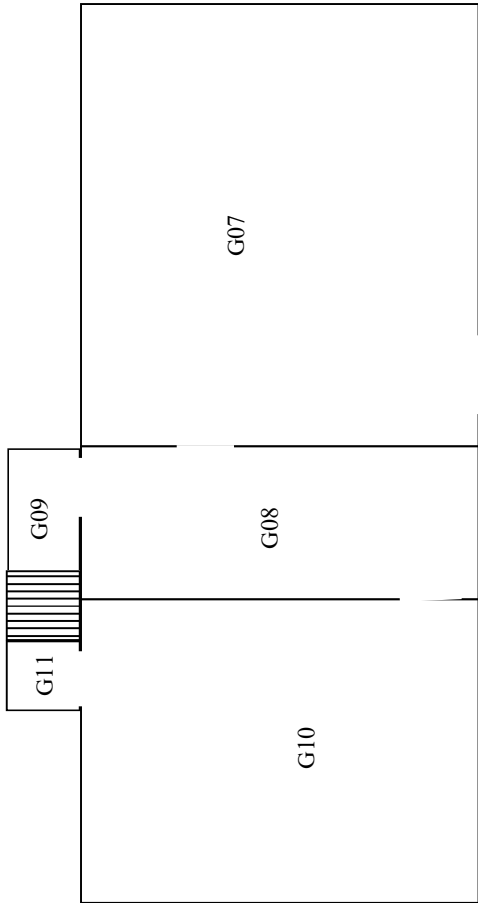






Ref: AS/05838-MS/MH

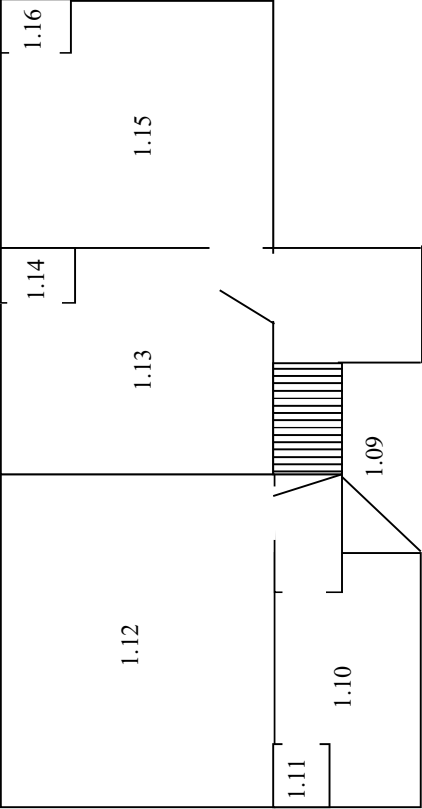






APPENDIX 1

SITE ANNOTATED PLANS / DRAWINGS

TITLE SAMPLE POINT & LOCATION DRAWING	
SITE Foxbury Farm House Stone Street Sevenoaks Kent TN15 0LW	
LOCATION Ground Floor	
Drawn by	Date drawn
M Holder	06/09/2018
<div></div>	
 Identified as asbestos	
 Strongly presumed as previous Sample	
 No asbestos detected	
 Strongly presumed as previous Sample	
 Area of identified asbestos	
 No access gained presume to contain asbestos	
<p>This drawing has been produced in a colour format, if reproduced in a black & white format this will be detrimental to the data's accuracy.</p> <p>This drawing is not to scale and must be used in conjunction with the full survey report.</p>	



TITLE SAMPLE POINT & LOCATION DRAWING	
SITE Foxbury Farm Cottage Stone Street Sevenoaks Kent TN15 0LW	
LOCATION Ground Floor	
Drawn by	Date drawn
MHolder	06/09/2018
<div></div>	
 Identified as asbestos	 Strongly presumed as previous Sample  No asbestos detected  Strongly presumed as previous Sample  Area of identified asbestos  No access gained presume to contain asbestos
<p>This drawing has been produced in a colour format, if reproduced in a black & white format this will be detrimental to the data's accuracy.</p> <p>This drawing is not to scale and must be used in conjunction with the full survey report.</p>	

TITLE SAMPLE POINT & LOCATION DRAWING	
SITE Foxbury Farm Cottage Stone Street Sevenoaks Kent TN15 0LW	
LOCATION First Floor	
Drawn by	Date drawn
M Holder	06/09/2018
<div></div>	
<div><div> Identified as asbestos</div><div> Strongly presumed as previous Sample</div><div> No asbestos detected</div><div> Strongly presumed as previous Sample</div><div> Area of identified asbestos</div><div> No access gained presume to contain asbestos</div></div> <p>This drawing has been produced in a colour format, if reproduced in a black & white format this will be detrimental to the data's accuracy.</p> <p>This drawing is not to scale and must be used in conjunction with the full survey report.</p>	



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APPENDIX 2

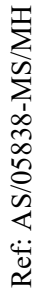
BULK SAMPLE RESULTS



Ref: AS/05838-MS/MH

APPENDIX 3

RE-INSPECTION DETAILS



Ref: AS/05838-MS/MH

[illegible]



Ref: AS/05838-MS/MH

APPENDIX 4

CLIENTS PRIORITY ASSESSMENT



Ref: AS/05838-MS/MH

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.



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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	B	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	C	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



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Assessment Factor	Score	Score Variable
Normal Occupant activity (main type of activity for the area)	0	Rare Disturbance activity (rarely used storeroom etc)
	1	Low Disturbance activity (office type activity etc)
	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
	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 activity	0	ACM unlikely to disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	> 1 per month