

Report of a Refurbishment and Demolition Survey for asbestos containing materials at:

Bentletts Yard, Claygate Road, Laddingford, Kent, ME18 6BB.

On behalf of:

Inner City Environmental Ltd
Unit 5 Schooner Park
Schooner Court
Crossways Business Park
Dartford
Kent
DA2 6NW







DATE: 26TH OCTOBER 2017

REFERENCE: 26102017/KFB A

SURVEYOR CHECKED: -

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INTRODUCTION

BUILDING SUMMARY

&

AREAS ACCESSED

1. INTRODUCTION

- 1.1 This report contains the findings of a Refurbishment and Demolition survey for Asbestos containing materials carried out by K F Beacham of New Concept Asbestos Ltd at Bentletts Yaed, Claygate, Laddingford, Kent, ME18 6BB on the 26th October 2017.
- 1.1 The survey was carried out on the instructions of Mr Steve Shand, Inner City Environmental Ltd, Unit 5 Schooner Park, Schooner Court, Crossways Business Park, Dartford, Kent, DA2 6NW.
- 1.2 The report is to be used to produce a Refurbishment and Demolition plan for those materials containing asbestos to, as far as reasonably practicable, minimise the risk of asbestos exposure to the occupants, maintenance staff, contractors and members of the public as required in current legislation and codes of practice.
- 1.3 A Refurbishment and Demolition survey is designed to locate as far as reasonably practicable all materials containing asbestos. Once identified these materials can be managed to ensure both office staff and maintenance staff do not disturb these materials in the course of there duties.
- 1.5 The information in this report details the findings of a Refurbishment and Demolition survey for asbestos containing materials in accordance with HSG 264. The report has identified all areas which are accessible however due to the nature of some construction processes it is not possible in some circumstances to expose all possible asbestos containing materials and therefore due care should be taken at all times when refurbishing or demolishing some areas.
- 1.6 The registers listed within appendix A list all items of asbestos identified within the parameters of a Refurbishment and Demolition survey.
- 1.7 Carrying out Refurbishment and Demolition surveys comes with inherent problems, specifically those relating to intrusion and damage which can sometimes be extensive for full demolition surveys or very restrictive for refurbishment surveys based on restrictions placed by the client. The client is reminded that any such restrictions would have been discussed at the planning stage and agreed. As a consequence of such restrictions there is an increased potential for further asbestos to be identified during both soft strip and demolition processes. In such circumstances it's strongly recommended that all such works are suspended until further investigation has been carried out and further samples, if necessary, are taken.
- 1.8 The client is reminded that all survey reports and documentation remain the property of New Concept Asbestos Ltd until full payment has been received.

Building Summary

- 1.9 the site consists of 5 buildings spread over an area of land.
 - 1) **Cottage** constructed 1620 and is a listed building, it is a detached property made of brick around a timber frame work, there is a ground and 1st floor with a loft space and a extension attached to the rear of the property. The roof is of red quarry tile. majority of the floors are the original floor boards on timber trusses however the kitchen floor is modern pine planks. In the loft there is man made mineral fibre between the joist.
 - 2) **Workshop** single story building with brick walls on concrete and steel frame work. There is an asbestos cement roof, and asbestos corrugated cladding to end elevations, the floor is concrete and 2 old trailer units have been added to the right

hand elevations. There is a crudely erected mezzanine floor to the rear external elevation used as office space.

- 3) **Piggery and Offices** single story building with a small number of offices, toilet and staff canteen area, there is also a small boiler room, to the rear of the property there is a larger storage type area it has a concrete slab floor and an asbestos cement roof.
- 4) **Workshop (Paint)** single story building brick to all walls with a steel concrete frame, asbestos cement roof with asbestos cement cladding to all elevations, concrete slab to floor. Around the peripheral of the building is cement sheet debris.
- 5) **Piggery (Pig Housing)** this is a single story building with a curved asbestos cement roof and concrete floor. The majority of the roof has collapse and there are pockets of debris around the building.

Notes

1) N/A

Areas Accessed

1.10 Cottage-

External Elevations
Lounge
Kitchen
Right hand side entrance lobby
Living area in rear extension
Dining area
Bathroom and w/c
Stairs to 1st floor
Landing
Bedrooms x2
Loft space

Workshop-

External Elevations
Workshop areas
Offices
2x store areas to ground floor
2x additional storage areas to right hand elevation

Piggery and Offices-

External Elevations
Main entrance corridor
office to the right hand side
2 offices to the left hand side
Ladies' w/c
2 x Large store area
Gent's w/c
Scales weighing room
Boiler room
Canteen area

Workshop (Paint)

External Elevations Workshop

Piggery (Pig Housing)

External Elevations Internal area

Areas Not Accessed

1.11 All other areas outside the scope of works.

EXCLUSIONS RELATING TO INSPECTION & SAMPLING

2. EXCLUSIONS RELATING TO INSPECTION & SAMPLING

2.1 The information in this report details the findings of a Refurbishment and Demolition survey for asbestos containing materials in accordance with HSG 264.

The report must be read and used wholly in conjunction with all elements of its content. Most sections of this report relate directly to other sections. New Concept Asbestos Ltd can accept no liability or responsibility for the cost of removal of asbestos or other materials or delays etc caused by the inappropriate use of this report or for errors or omissions within the report. Should interpretation be taken incorrectly without consulting New Concept Asbestos Ltd in the first instance then no liability will be associated.

New Concepts Asbestos Ltd. cannot be held responsible for any damage caused during the course of this survey. Due to the nature and necessity of sampling for asbestos, some minor damage is unavoidable and will be limited to just that necessary for the taking of samples. Any minor damage so caused has been repaired to the best of our ability.

2.2 Exclusions relating to Inspection

- 2.2.1 The findings of this report are limited to areas accessed at the time of the survey and areas detailed in this report as per the instruction.
- 2.2.2 Flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to floors, decoration, fixtures, fittings or the structure have not been inspected unless specific information to the contrary has been provided.
- 2.2.3 Any part requiring specialist access equipment other than stepladders has not been inspected e.g. internal / external high-level parts, internal elements to boilers / plant. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated or previously instructed.
- 2.2.4 No report has been made upon concealed spaces, which may exist within the fabric of the building, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 2.2.5 No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.

2.3 Exclusions relating to Sampling

- 2.3.1 Samples have not been taken where the act of sampling would endanger the surveyor or affect or hinder the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, fire doors and ropes associated with heating, glazing or power plant etc.
- 2.3.2 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.
- 2.3.3 When asbestos is present within textured coatings, its distribution is fundamentally inconsistent. For this reason, despite more than one sample having been taken, subsequent sampling and analysis could reveal results may differ. New Concept Asbestos Ltd cannot therefore be held accountable for any such differences.
- 2.3.4 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

EXECUTIVE SUMMARY

3. EXECUTIVE SUMMARY

During the course of the Refurbishment and Demolition survey the following materials were identified or presumed to contain asbestos. Samples have been taken for analysis the results of which can be viewed in the appendices of this report.

The following list shows only those findings that have proved to be positive, a full register of all findings both positive and negative can be found in appendix A.

Sample No or Reference	Location	Product Type
23		
A004/26102017/KFB	Workshop- Roof – Gable	Chrysotile (White)
	End- Cement Sheet	asbestos
A005/26102017/KFB	Workshop- Cement Sheet	Chrysotile (White)
	-	asbestos
A006/26102017/KFB	Workshop- External Right	Chrysotile (White)
	Hand Corner Down Pipe-	asbestos
	Cement Sheet	
Ref A006/26102017/KFB	Workshop- External Right	Chrysotile (White)
	Hand Corner on Floor-	asbestos
Ref A004/26102017/KFB	Cement Sheet	
Rel A004/2010/2017/KFB	Workshop- Roof – Gable End- Cement Sheet	Chrysotile (White)
	End-Cement Sheet	asbestos
Ref A006/26102017/KFB	Workshop- External Left	Chrysotile (White)
	Hand Corner on Floor-	asbestos
	Cement Sheet	
A007/26102017/KFB	Workshop- Roof Rear	Chrysotile (White)
	Elevation Gutter- Asbestos	asbestos
	Cement	
Ref A007/26102017/KFB	Workshop- Roof Front	Chrysotile (White)
	Elevation Gutter- Asbestos	asbestos
A008/26102017/KFB	Cement Workshop- Internal Right	Chrysotile (White)
A008/2010201//KI ¹ B	Hand Wall Electrical Box,	asbestos
	Fuse Box, Flash Guards-	asocstos
	Textile	
Ref A008/26102017/KFB	Workshop- Internal Left	Chrysotile (White)
	Hand Wall Electrical Box,	asbestos
	Fuse Box, Flash Guards-	
	Textile	
A010/26102017/KFB	Piggery Office- Right	Chrysotile (White)
	Hand Central Room Floor-	asbestos
	Thermo Plastic Floor Tiles	asuesius
A011/26102017/KFB	Piggery Office- Roof-	
13011/2010201//KI [*] D	Cement Sheet	Chrysotile (White)
		asbestos
A012/26102017/KFB	Piggery Office- Female	Amosite (Brown) asbestos
	W/C Ceiling- Asbestos	` ′
	Insulation Board	Chrysotile (White)
		asbestos

D C 1000/06100017/KED	D' O'C' 1st El	
Ref A008/26102017/KFB	Piggery Office- 1st Floor	Chrysotile (White)
	Store- Electrical Box, Fuse	asbestos
	Box, Flash Guards- Textile	asoestos
Ref A012/26102017/KFB	Piggery Office- Male W/C	Amosite (Brown) asbestos
KCI A012/2010201//KI·B	Ceiling- Asbestos	Chrysotile (White)
	Insulation Board	asbestos
A013/26102017/KFB	Piggery Office- Staff	Amosite (Brown) asbestos
71013/20102017/111 B	Room and Office Ceilings-	Chrysotile (White)
	Asbestos Insulation Board	asbestos
Ref A013/26102017/KFB	Piggery Office- Scales	Amosite (Brown) asbestos
	Room Ceilings- Asbestos	Chrysotile (White)
	Insulation Board	asbestos
A014/26102017/KFB	Paint Workshop- Internal,	Amosite (Brown) asbestos
	Left Hand Wall- Asbestos Insulation Board	Chrysotile (White)
	modiumon board	asbestos
		asocstos
A016/26102017/KFB	Paint Workshop- Internal,	Amosite (Brown) asbestos
	Right Hand Wall-	Chrysotile (White)
	Asbestos Insulation Board	asbestos
A017/26102017/KFB	Paint Workshop- Internal,	Amosite (Brown) asbestos
	Front Wall- Asbestos	Chrysotile (White)
A 0.10/2/102017/IVED	Insulation Board	asbestos
A019/26102017/KFB	Paint Workshop- Roof-	Chrysotile (White)
A020/26102017/KFB	Asbestos Cement Paint Workshop- External	asbestos Chrysotile (White)
A020/2010201//KI/B	Right Hand Wall-	asbestos
	Asbestos Cement	asoestos
Ref A020/26102017/KFB	Paint Workshop- External	Chrysotile (White)
10111020/2010201//1112	Rear Elevation- Asbestos	asbestos
	Cement	
Ref A020/26102017/KFB	Paint Workshop- External	Chrysotile (White)
	on the Floor –Cement	asbestos
	Sheet Debris	
Ref A020/26102017/KFB	Paint Workshop- External	Chrysotile (White)
	Front Elevation, High	asbestos
	Level Board- Asbestos	
Dof A020/26102017/JZED	Cement Paint Workshap External	Charactile (Wilete)
Ref A020/26102017/KFB	Paint Workshop- External	Chrysotile (White) asbestos
	Front Elevation, Cladding-	aspesios
Ref A020/26102017/KFB	Asbestos Cement Paint Workshop- Left	Chrysotile (White)
KCI AU20/2010/201//KFB	Elevation Wall- Cement	asbestos
	Sheet	45005105
A021/26102017/KFB	Collapsed Piggery	Chrysotile (White)
	Building- Roof- Cement	asbestos
	Sheet	
	i	

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RECOMMENDATIONS

4. RECOMMENDATIONS

Legislation states as a requirement that any building controller must manage the asbestos materials in their building(s) to prevent risk of exposure to its employees or tenants from asbestos and to prevent the spread of asbestos. Predominately this will involve identification, assessment and management measures. This survey document identifies and assesses the asbestos highlighted and this section is tailored to advise as to how the management of the materials present is ensured.

- 4.1 Recommendations made in this report are made in relation to items or findings identified on site during the course of the inspection and are made in line with the algorithm and the surveyor's recommendation. Recommendations made are based on current guidance issued by the Department of the Environment, Transport and the Regions and the Health and Safety Executive.
- 4.2 A quantified risk assessment of fibre release has been made using an algorithm, which takes into account factors relevant to the item. Further details are provided in Appendix A. Recommended actions will normally involve one or more of the actions described below.
 - i. **Removal.** Items vulnerable to damage or in such poor condition that removal is the only practicable option, or where refurbishment or demolition works are planned that will disturb the materials.
 - ii. **Enclosure or encapsulation (Sealing) and / or repair.** Where the material is in poor condition, vulnerable to damage or unpainted and the risk of fibre release requires one or more of these actions.
 - iii. **Manage.** Management of asbestos materials where these are not in poor condition / vulnerable to damage. Consider labelling, registering and periodic inspection. Restrict access as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Control of Asbestos at Work Regulations 4.1

4.3 SPECIFIC RECOMMENDATIONS

4.3.1 As the buildings less the cottage are due for demolition all asbestos containing materials identified must be removed by a licensed contractor prior to such works commencing. Where applicable a 14-day notification should be submitted to the HSE again prior to works commencing.

4.4 Asbestos Remediation

4.4.1 <u>Insulating Board (Notifiable) Asbestos Materials</u>

A contractor licensed to work with asbestos should carry out these works under controlled conditions. It should be noted that licensed asbestos contractors, under the terms of their license, have to notify the relevant authority of their intention to remove such items by utilising the required ASB-5 notification certificate.

Notification of such works is normally subject to a 14-day period, however if the works fall into the exemption categories under Regulation 3 (2) (a) and the works will not exceed the control limit and for unusual or exceptional circumstances when the enforcing authority (either the Health and Safety Executive or local Environmental

Health Department) may grant a waiver if there is immediate risk to health, i.e. an accident, risk of exposure. The client then has to formally write to the enforcing authority stating the reasons for requesting said waiver.

4.4.2 Asbestos Cement (non-notifiable)

Works on or removal of such asbestos products should be carried out using precautions in accordance with the guidelines within the Health and Safety Executive guidance note HSG 189/2 'Working with Asbestos Cement', with regard to floor tiles and formed gaskets similar methods are adopted but an assessment should be made. These guidelines outline basic precautions that should be used to prevent fibre release during works, such as wetting of the materials before removal and preventing unauthorised persons from entering the work area. Using these guidelines, it is expected that asbestos fibre levels would be low. A contractor prior to carrying out this work will require a suitable and sufficient risk assessment.

Whilst there is no requirement for these works to be undertaken by a contractor licensed to work with asbestos, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise to undertake such works properly.

4.4.3 Asbestos Waste

All waste generated by any asbestos remedial works is to be disposed of as asbestos (Hazardous) waste with the required waste consignment note for retention. All waste should be dealt with in accordance with the Hazardous Waste Regulations 2005.

4.4.4 Asbestos Supervision / Air Monitoring

It is recommended and a requirement for clearance air testing that all asbestos works should be inspected and tested by an independent UKAS accredited company, appointed by the client or their management / representative consultant.

NOTES ON APPENDICES

NOTES ON APPENDICES

Within the Appendices of this report are the following documents, where applicable in the order indicated below:

- 1. Register (Appendix A)
- 2. Bulk Sample Report (Appendix B)
- 3. Building Plan (Appendix C)
- 4. Photographic Register (Appendix D)

Register

The register details the location, approximate extent, risk assessment and required remedial action, with respect, to each, suspected asbestos containing material sampled or identified at the time of survey. Not all materials detailed on the register have been sampled. Details on the risk assessment algorithm are also given.

Bulk Sample Report

Details items sampled, the type and approximate composition of asbestos within.

Building Plans

Plans of the building annotated to show the locations of asbestos containing materials identified during the survey.

Photographic Register

Contains representative images of asbestos containing materials listed in the Register and other photographs of interest.

APPENDIX A

METHOD OF RISK ASSESSMENT AND REGISTERS

(Pages to Follow 11)

METHOD OF RISK ASSESSMENT

Introduction

The system of material risk assessment adopted, is as the requirements of HSG 264 (The Survey Guide).

The algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres. These factors have been assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. Recommended actions should be implemented in accordance with the companies management policy / plan for asbestos containing materials

Each material has been assessed for all the following factors and then input into the formula given at the end. The result for each material occurrence can be found on the Register of Asbestos against the word 'Algorithm'.

The algorithm value is then calculated using the formula;

Algorithm = (PT (Product type), + EOD (Extent of Damage) + ST (Surface treatment) + AT (Asbestos Type).

In addition the accessiblity is described as Low, Medium or High.

The result of the algorithm for each material occurrence may generate one or more recomendations such as Manage, Remove, Encapsulate, Label.

Total figures given are described as priority risk numbers and will allow the client to prioritse accordingly.

METHOD OF RISK ASSESSMENT

Introduction

The system of material risk assessment adopted is that outlined in HSG 264

The algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres. These factors have been assigned quantifiable numerical values. The algorithm produces a single numerical value for each asbestos item, which may then be used as a priority rating for remedial work. Recommended actions should be implemented in accordance with the company's management policy / plan for asbestos containing materials

The individual scores under each heading are shown on the asbestos register, as is the total score, the potential for fibre release and a recommendation as to the future management of the material or any remedial action deemed necessary.

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing,
Extent of damage/deterioration	0	Good condition: 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 delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins,
	1	vinyl tiles. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile
. .	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite.

The scores from each of the above 4 elements are added together to arrive at a total score of between 2 and 12 which is interpreted in terms of the potential for fibre release as follows:-

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

Non-asbestos materials have no potential to release asbestos fibres

	SITE: DATE OF INSPECTION	Bentletts Yard, Claygate Road, Laddingford, Kent, ME18 SITE: 6BB DATE OF INSPECTION 26th October 2017 NUMBER OF SUSPECTED ASBESTOS ITEMS IDENTIFIED WORKSHEET							~~~	Refurbishmen KFB	t and Den	nolition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy
INCIDENT NUMBER	SAMPLING REFERENCE	AMPLE REFERENCE NUMBER NUMBER NUMBER	SOOM / FUNCTIONAL	-осапо м	DATE OF PRINTING WHILE LE O O O O O O O O O O O O O	EXTENT A2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	OTENTIAL FOR FIBRE	NITAL RECOMMENDATION BASED UPON RISK ASSESMENT RATING	PHOTOGRAPHS
001	A001/2	AREAS SUSPECTED T	O CONTAIN ASBESTOS M. Cottage R/H Door Entrance		Lino	3m 2	1	3	1	0	5	No Asbestos Detected	No Asbestos Detected	
002	A002/2	26102017/KFB	Cottage Ground to 1st Floor Stairs	L+R Walls	Textured Coating	3m 2	1	0	0	0	1	No Asbestos Detected	No Asbestos Detected	
003	A003/2	26102017/KFB	Cottage Rear Extention	Flat Roof	Bitumen Felt	21m 2	1	0	0	0	1	No Asbestos Detected	No Asbestos Detected	
004	A004/2	26102017/KFB	Workshop Roof	Gable End	Cemnet Sheet	15m 2	1	0	3	1	5	Low	Remove	

	Bentletts Yard, Claygate Road, Laddingford, Kent, ME SITE: 6BB DATE OF INSPECTION 26th October 2017 NUMBER OF SUSPECTED ASBESTOS ITEMS IDENTIFIED WORKSHEET SAMPLING REFERENCE 26102017KFBA DATE OF PRINTING					SURVEY TYPE Refurbishment SURVEYOR(S) KFB				and Dem	olition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy	
INCIDENT NUMBER	REFERENCE	26102017KFBA D N N N N N N N N N N N N N N N N N N	S PACE FUNCTIONAL	O F F V O O ATERIALS AND SAMPLEI	DATE OF PRINTING	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	INITAL RECOMMENDATION BASED UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
005	A005/2	:6102017/KFB	Workshop	Workshop	Cement Sheet	250m 2	1	0	3	1	5	Low	Remove	
006	A006/2	:6102017/KFB	Workshop	External R/H Corner Down Pipe	Cement Sheet	4m L	1	1	3	1	6	Medium	Remove	
007	Ref A006	5/26102017/KFB	Workshop	External R/H Corner on Floor	Cement Pipe Bend	<1m 2	1	1	3	1	6	Medium	Remove	
008	Ref A004	1/26102017/KFB	Workshop Roof	Gable End	Cement Sheet	15m 2	1	0	3	1	5	Low	Remove	

	Bent SITE 6BB DATE OF INSPECTION 26th WORKSHEET SAMPLING REFERENCE 26		:			furbishment B	and Dem	nolition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy				
INCIDENT NUMBER	SAMPLE REFERENCE NUMBER	102017KFBA	ROOM / FUNCTIONAL SPACE	LOCATION	DATE OF PRINTING WHILE SOLUTION BENEFIT OF PRINTING	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	INITAL RASCOMMENDATION RASES UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
009	AR Ref A006/2610		Workshop	External L/H Corner Down Pipe	Asbestos Cement	4m L	1	0	3	1	5	Low	Remove	
010	A007/261020	17/KFB	Workshop	Roof Rear Elevation Gutter	Asbestos Cement	20m L	1	0	3	1	5	Low	Remove	
011	Ref A007/2610	2017/KFB	Workshop	Roof Front Elevation Gutter	Asbestos Cement	20m L	1	0	3	1	5	Low	Remove	OVERNIER
012	A008/261020	17/KFB	Workshop	Internal R/H Wall Electrical Box Fuse Box Flash Guards	Textile	<1m 2	1	1	3	1	6	Medium	Remove	De HYDROFT CONTRACT

	SITE: Bentletts yard, Claygate Road, Laddingford, Kent, ME DATE OF INSPECTION 26th October 2017 NUMBER OF SUSPECTED ASBESTOS ITEMS IDENTIFIED MAINLING REFERENCE 26102017KFBA DATE OF PRINTING						SUR	VEY TYPE	Re KF	furbishment B	and Dem	olition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy
INCIDENT NUMBER	SAMPLE REFERENCE	NUMBER	ROOM / FUNCTIONAL	Z OFF OO OO ATERIALS AND SAMPLEI	ASBESTOS ITEM	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	INITIAL RECOMMENDATION BASED UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
013	Ref A008/26		Workshop	Internal L/H Wall Electrical Boxes Fuse Box Flash Guards	Textile	<1m 2	1	1	3	1	6	Medium	Remove	
014	A009/2610	2017/KFB	Piggery Offices	Entrance Corridor Ceiling	Textured Coating	6m 2	1	0	0	0	1	No Asbestos Detected	No Asbestos Detected	
015	Ref A009/26	102017/KFB	Piggery Office L/H Office No 1	Office Ceiling	Textured Coating	6m 2	1	0	0	0	1	No Asbestos Detected	No Asbestos Detected	
016	Ref A009/26	102017/KFB	Piggery Office L/H Office No 2	Office Ceiling	Textured Coating	6m 2	1	0	0	0	1	No Asbestos Detected	No Asbestos Detected	

							efurbishmen FB	t and Dem	nolition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy			
INCIDENT NUMBER		SAMPLE REFERENCE NUMBER	STATE OF THE STATE	OCA HO SAME SAME	DATE OF PRINTING	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	INITIAL RECOMMENDATION BASED UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
017	Ref A00	9/26102017/KFB	Piggery Office	R/H Office 1 Ceiling	Textured Coating	6m 2	1	0	0	0	1	No Asbestos Detected	No Asbestos Detected	
018	Ref A00	9/26102017/KFB	Piggery Office	R/H Office 2 Ceiling	Textured Coating	6m 2	1	0	0	0	1	No Asbestos Detected	No Asbestos Detected	
019	A010/2	26102017/KFB	Piggery Office	R/H Central Room Floor	Thermo Plastic Floor Tiles	8m 2	1	0	0	1	2	Low	Remove	
020	A011/2	26102017/KFB	Piggery Office	Roof	Cement Sheet	260m 2	1	0	3	1	5	Low	Remove	

	SITE: Bentletts Yard, Claygate Road, Laddingford, Kent ME18 DATE OF INSPECTION 26th October 2017 NUMBER OF SUSPECTED ASBESTOS ITEMS IDENTIFIED WORKSHEET SAMPLING 26102017KFBA DATE OF PRINTING						SURVEY TYPE R		~~~~	furbishment B	and Dem	olition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy
INCIDENT NUMBER		SAMPLE REFERENCE NUMBER	R SOCIETAL STATE OF THE STATE O	Z O E O O O ATERIALS AND SAMPLE	ASBESTOS ITEM	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	INTIAL RECOMMENDATION BASSED UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
021	A012/:	26102017/KFB	Piggery Offices	Female W/C Ceiling	Asbestos Insulation Board	4m 2	2	1	1	2	6	Medium	Remove	No Pic
022	Ref A00	8/26102017/KFB	Piggery Office 1st Floor Store	Electrical Box Fuse Box Flash Guards	Textile	<1m 2	1	1	3	1	6	Medium	Remove	
023	Ref A01	2/26102017/KFB	Piggery Offices	Male W/C Ceiling	Asbestos Insulation Board	4m 2	2	0	0	2	4	Low	Remove	
024	A013/2	26102017/KFB	Piggery Offices	Staff Room and Office Ceilings	Asbestos Insulation Board	28m 2	2	0	0	2	4	Low	Remove	

	SITE: I DATE OF INSPECTION WORKSHEET SAMPLING REFERENCE	Bentletts Yard 26th October 2017 26102017KFBA	:		ord, Kent ME		SUR	RVEY TYPE	<u>-</u>	efurbishment FB	t and Dem	nolition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy
INCIDENT NUMBER		SAMPLE REFERENCE NUMBER	SCEE SPACE WITH THE SPACE WE WE SPACE WE WE SPACE WE SPACE WE SPACE WE SPACE WE SPAC	Z O F V O O ATERIALS AND SAMPLE	ASBESTOS ITEM	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	NITIAL RECOMMENDATION BASED UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
025	Ref A013	/26102017/KFB	Piggery Offices	Scales Room Ceiling	Asbestos Insulation Board	3.5m 2	2	0	0	2	4	Low	Remove	
026	A014/2	6102017/KFB	Paint Workshop	Internal L/H Wall	Asbestos Insulation Board	80m 2	2	0	0	2	4	Low	Remove	
027	A015/2	6102017/KFB	Paint Workshop	Internal Rear Wall	Insulation Board	24m 2	2	0	0	0	2	No Asbestos detected	No Asbestos Detected	
028	A016/2	6102017/KFB	Paint Workshop	Internal R/H Wall	Asbestos Insulation Board	80m 2	2	1	1	2	6	Medium	Remove	

	DATE OF INSPECTION 26th WORKSHEET SAMPLING	letts Yarc	I, Claygate Ro		Ford, Kent ME		SUF	RVEY TYPE RVEYOR(S)		efurbishment FB	t and Dem	nolition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy
INCIDENT NUMBER	SAMPLE REFERENCE NUMBER		O COLEARER HINCTIONAL	LOCATION	ASBESTOS ITEM	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	INITIAL RECOMMENDATION BASED UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
029	A017/261020		Paint Workshop	Internal Front Wall	Asbestos Insulation Board	12m 2	2	1	1	2	6	Medium	Remove	
030	A018/261020	17/KFB	Paint Workshop	Internal Ceiling	Insulation Board	120m 2	2	1	1	0	4	No Asbestos Detected	No Asbestos Detected	
031	A019/261020	17/KFB	Paint Workshop	Roof	Asbestos Cement	170m 2	1	1	3	1	6	Medium	Remove	
032	A020/261020	17/KFB	Paint Workshop	External R/H Wall	Asbestos Cement	80m 2	1	2	1	1	5	Low	Remove	

	SITE: DATE OF: INSPECTION WORKSHEET: SAMPLING: REFERENCE:	Bentletts Yard 26th October 2017 26102017KFBA	<u>.</u>		ord, Kent ME STOS ITEMS IDENTIFIED DATE OF PRINTING		SUK	VEY TYPE VEYOR(S)	~~~~	ırbishment	and Dem	olition	New Concept Asbestos Ltd 79 East Beach Road, Selsey, Chichester, West Sussex, PO20 0ES	New Concept Asbestos Ltd Asbestos Consultancy
INCIDENT NUMBER		SAMPIE REFERENCE NUMBER	S CONTAIN SEESTONAL	Z OF OO OO ATERIALS AND SAMPLE!	ASBESTOS ITEM	EXTENT M2 / M3	PRODUCT TYPE	EXTENT OF DAMAGE	SURFACE TREATMENT	ASBESTOS TYPE	RISK ASSESSMENT SCORE	POTENTIAL FOR FIBRE RELEASE	INITAL RECOMMENDATION BASED UPON RISK ASSESSMENT RATING	PHOTOGRAPHS
036	Ref A020	0/26102017/KFB	Paint Workshop	External Left Elevationl Wall	Asbestos Cement	80m 2	1	1	1	1	1	Low	Remove	
037	A021/:	26102017/KFB	Collapsed Building	Roof	Asbestos Cement	80m 2	1	3	3	1	8	Medium	Medium	
													i	

APPENDIX B

BULK SAMPLE REPORTS

(Pages to Follow 5)



Registered Office: 60 Lansdowne Place, Hove, East Sussex, BN3 1FG. Registered in England no. 4490449



	CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES								
ENV BULK REF:	B1017/289	DATE SAMPLED:	26.10.2017	NO. OF SAMPLES:	21				
CLIENT REF:	LIENT REF: Inner City Environmental		30.10.2017	SAMPLED BY:	K F Beacham				
SURVEY REF:	N/A	DATE ANALYSED:	30.10.2017	ANALYST:	Petra Camara				
CLIENT:		SITE:		AUTHORISED SIGNATORY:					
New Concept Asbestos Ltd	d.	Bentletts Yard		Charlotte Grimes					
No. 3 Forum House Busin	ess Centre,	Claygate Road		<u> </u>					
Stirling Rd,	·			(2)+					
Chichester		Kent		Line					
PO19 7DN		ME18 6BB							

^{* -} Please note analyst sample descriptions are outside the scope of our accreditation

Note: If "Trace Asbestos Identified" is displayed analysis identified only 1 or 2 asbestos fibres/bundles in sample

SAMPLE NO.	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
A001/26102017/KFB	Cottage - R/H door entrance lobby - Floor - Lino	Lino	No asbestos detected	
A002/26102017/KFB	Cottage - Stairs to 1st floor - Left and right hand walls - Textured coating	Textured coating	No asbestos detected	
A003/26102017/KFB	Cottage rear extension - Flat roof - Bitumen	Bitumen felt	No asbestos detected	
A004/26102017/KFB	Workshop - Front gable end to roof - Cement sheet	Cement	Chrysotile (White) asbestos	
A005/26102017/KFB	Workshop - Roof - Cement sheet	Cement	Chrysotile (White) asbestos	



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	CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES								
ENV BULK REF:	B1017/289	DATE SAMPLED:	26.10.2017	NO. OF SAMPLES:	21				
CLIENT REF:	Inner City Environmental	DATE RECEIVED:	30.10.2017	SAMPLED BY:	K F Beacham				
SURVEY REF:	N/A	DATE ANALYSED:	30.10.2017	ANALYST:	Petra Camara				
CLIENT:		SITE:		AUTHORISED SIGNATORY:					
New Concept Asbestos Ltd	d.	Bentletts Yard		Charlotte Grimes					
No. 3 Forum House Busin	ess Centre,	Claygate Road		<u> </u>					
Stirling Rd,		Laddingford		(Q)					
Chichester		Kent		CANA CONTRACTOR OF THE PARTY OF					
PO19 7DN		ME18 6BB							

^{* -} Please note analyst sample descriptions are outside the scope of our accreditation

Note: If "Trace Asbestos Identified" is displayed analysis identified only 1 or 2 asbestos fibres/bundles in sample

SAMPLE NO.	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
A006/26102017/KFB	Workshop - External R/H corner - Down pipe - Cement	Cement	Chrysotile (White) asbestos	
A007/26102017/KFB	Workshop - Roof rear elevation - Gutter - Cement	Cement	Chrysotile (White) asbestos	
A008/26102017/KFB	Workshop - Internal R/H wall - Electrical boxes - Fuse box flash guards	Rope	Chrysotile (White) asbestos	
A009/26102017/KFB	Piggery Offices - Entrance lobby ceiling - Textured coating	Textured coating & plasterboard	No asbestos detected	
A010/26102017/KFB	Piggery Office - Internal R/H side central room floor covering - Thermo plastic	Floor tile & adhesive	Chrysotile (White) asbestos	Located within floor tile only



2794

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	CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES								
ENV BULK REF:	B1017/289	DATE SAMPLED:	26.10.2017	NO. OF SAMPLES:	21				
CLIENT REF:	Inner City Environmental	DATE RECEIVED:	30.10.2017	SAMPLED BY:	K F Beacham				
SURVEY REF:	N/A	DATE ANALYSED:	30.10.2017	ANALYST:	Petra Camara				
CLIENT:		SITE:		AUTHORISED SIGNATORY:					
New Concept Asbestos Ltd	d.	Bentletts Yard		Charlotte Grimes					
No. 3 Forum House Busine	ess Centre,	Claygate Road		<u> </u>					
Stirling Rd,		Laddingford		(Q)					
Chichester		Kent							
PO19 7DN		ME18 6BB		\circ					

^{* -} Please note analyst sample descriptions are outside the scope of our accreditation

Note: If "Trace Asbestos Identified" is displayed analysis identified only 1 or 2 asbestos fibres/bundles in sample

SAMPLE NO.	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
A011/26102017/KFB	Piggery Offices - Roof - Cement sheet	Cement	Chrysotile (White) asbestos	
A012/26102017/KFB	Piggery Offices - Female WC ceiling - Insulation board	Insulating board	Amosite (Brown) asbestos Chrysotile (White) asbestos	
A013/26102017/KFB	Piggery Offices - Staff room and office ceilnigs - Insulation board	Insulating board	Amosite (Brown) asbestos Chrysotile (White) asbestos	
A014/26102017/KFB	Paint workshop - Internal L/H wall cladding - Insulation board	Insulating board	Amosite (Brown) asbestos Chrysotile (White) asbestos	
A015/26102017/KFB	Paint workshop - Internal rear wall cladding - Insulation board	Insulating board	No asbestos detected	



VKAS UKAS TESTING

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	CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES								
ENV BULK REF:	B1017/289	DATE SAMPLED:	26.10.2017	NO. OF SAMPLES:	21				
CLIENT REF:	Inner City Environmental	DATE RECEIVED:	30.10.2017	SAMPLED BY:	K F Beacham				
SURVEY REF:	N/A	DATE ANALYSED:	30.10.2017	ANALYST:	Petra Camara				
CLIENT:		SITE:		AUTHORISED SIGNAT	AUTHORISED SIGNATORY:				
New Concept Asbestos Ltd	d.	Bentletts Yard		Charlotte Grimes					
No. 3 Forum House Busin	ess Centre,	Claygate Road		<u> </u>					
Stirling Rd,		Laddingford		(9)					
Chichester		Kent		Thomas	The same				
PO19 7DN		ME18 6BB		0					
4 DI		No. of							

^{* -} Please note analyst sample descriptions are outside the scope of our accreditation

Note: If "Trace Asbestos Identified" is displayed analysis identified only 1 or 2 asbestos fibres/bundles in sample

SAMPLE NO.	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
A016/26102017/KFB	Paint workshop - Internal R/H wall cladding - Insulation board	Insulating board	Amosite (Brown) asbestos Chrysotile (White) asbestos	
A017/26102017/KFB	Paint workshop - Internal front wall cladding - Insulation board	Insulating board	Amosite (Brown) asbestos Chrysotile (White) asbestos	
A018/26102017/KFB	Paint workshop - Ceiling - Insulation board	Insulating board	No asbestos detected	
A019/26102017/KFB	Paint workshop - Roof - Cement sheet	Cement	Chrysotile (White) asbestos	
A020/26102017/KFB	Paint workshop - External wall cladding - Cement sheet	Cement	Chrysotile (White) asbestos	



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA

tel: (01273) 506098 e-mail: info@envsurveys.com





CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES								
ENV BULK REF:	B1017/289	DATE SAMPLED:	26.10.2017	NO. OF SAMPLES:	21			
CLIENT REF:	Inner City Environmental	DATE RECEIVED:	30.10.2017	SAMPLED BY:	K F Beacham			
SURVEY REF:	N/A	DATE ANALYSED:	30.10.2017	ANALYST:	Petra Camara			
CLIENT:		SITE:		AUTHORISED SIGNATORY:				
New Concept Asbestos Lt	d.	Bentletts Yard		Charlotte Grimes	Charlotte Grimes			
No. 3 Forum House Busin	ess Centre,	Claygate Road		<u> </u>				
Stirling Rd,		Laddingford		(\mathcal{O})				
Chichester		Kent						
PO19 7DN		ME18 6BB						

^{* -} Please note analyst sample descriptions are outside the scope of our accreditation

Note: If "Trace Asbestos Identified" is displayed analysis identified only 1 or 2 asbestos fibres/bundles in sample

Analysis was performed in accordance with HSG248: 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures', and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client.

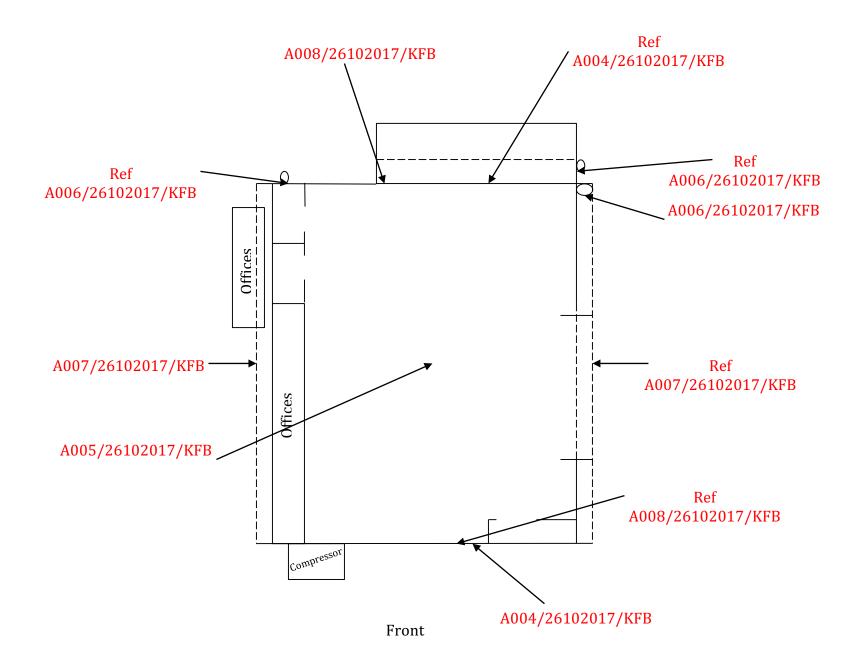
SAMPLE NO.	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
A021/26102017/KFB	Collapsed Piggery building - Roof - Cement sheet	Cement	Chrysotile (White) asbestos	

Page 5 of 5

APPENDIX C

ANNOTATED FLOOR PLANS

(Pages to Follow 3)



CLIENT:

Inner City Environmental Ltd
Unit 5 Schooner Park
Schooner Court
Crossways Business Park
Dartford
Kent
DA2 6NW

PROJECT NUMBER:

SITE ADDRESS:

Bentletts Yard Claygate Road Landdingford Kent ME18 6BB

TITLE:Workshop

ASBESTOS LOCATION PLAN

NOTES:



ASBESTOS CONTAINING MATERIALS



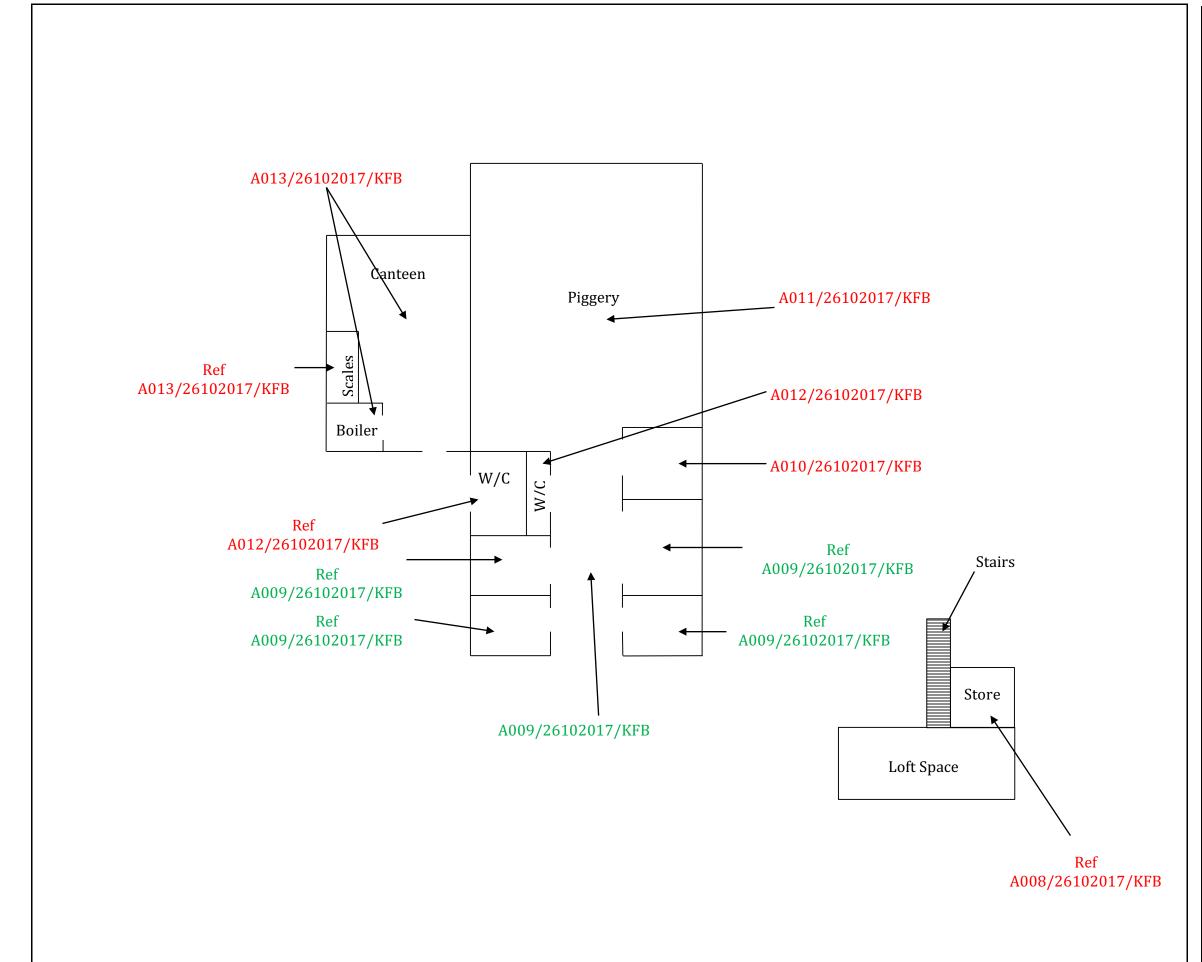
NON-ASBESTOS CONTAINING MATERIALS



New Concept Asbestos Ltd

No.3 Forum House Business Centre, Stirling Road, Chichester, West Sussex, PO19 7DN Tel: 01243 533681

Email: info@newconceptasbestosltd.co.uk



CLIENT:

Inner City Environmental Ltd Unit 5 Schooner Park Schooner Court Crossways Business Park Dartford Kent DA2 6NW

PROJECT NUMBER:

SITE ADDRESS:

Bentletts Yard Claygate Road Landdingford Kent ME18 6BB

TITLE: Piggery

ASBESTOS LOCATION PLAN

NOTES:



ASBESTOS CONTAINING MATERIALS



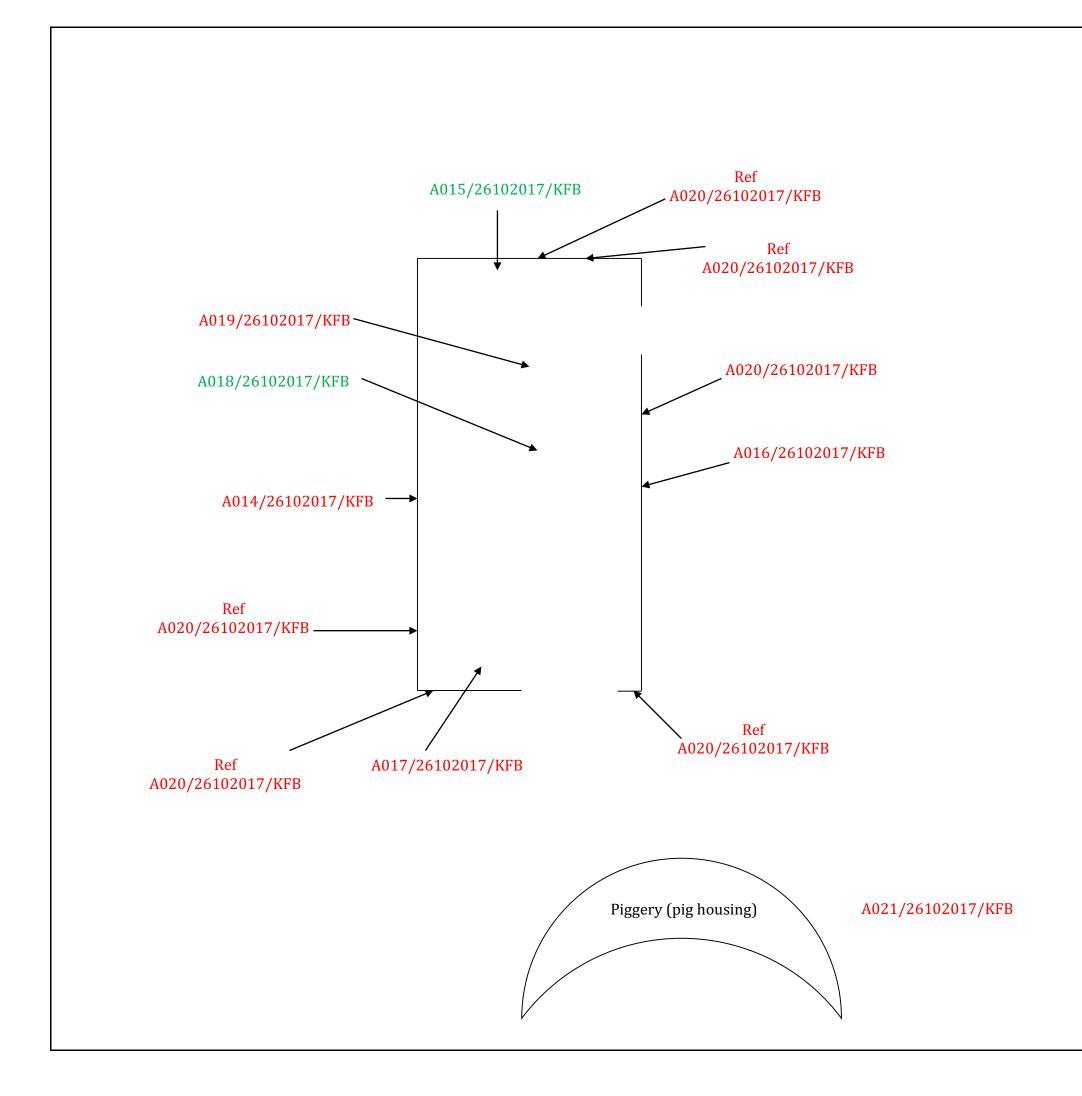
NON-ASBESTOS CONTAINING MATERIALS



New Concept Asbestos Ltd

No.3 Forum House Business Centre, Stirling Road, Chichester, West Sussex, PO19 7DN

Tel: 01243 533681 Email: info@newconceptasbestosltd.co.uk



CLIENT:

Inner City Environmental Ltd Unit 5 Schooner Park Schooner Court Crossways Business Park Dartford Kent DA2 6NW

PROJECT NUMBER:

SITE ADDRESS:

Bentletts Yard Claygate Road Landdingford Kent ME18 6BB

TITLE: Workshop (paint) + Piggery (pig housing)

ASBESTOS LOCATION PLAN

NOTES:



ASBESTOS CONTAINING MATERIALS



NON-ASBESTOS CONTAINING MATERIALS



New Concept Asbestos Ltd

No.3 Forum House Business Centre, Stirling Road, Chichester, West Sussex, PO19 7DN Tel: 01243 533681

Email: info@newconceptasbestosltd.co.uk

APPENDIX D

PHOTOGRAPHS

N/A (Refer to Registers)

APPENDIX E

ACTS OF PARLIAMENT

&

LEGISLATION

(Pages to Follow 3)

Acts of Parliament, Regulations, HSE Publications for Work with Asbestos and Asbestos Containing Materials

Acts of Parliament, Regulations and HSE publications for work with asbestos and asbestos containing materials include, but not exclusively to, those listed on the following pages. There are other regulations (not listed) that relate specifically to Wales, Scotland and Northern Ireland. This is not meant to be an exhaustive list, there are other pieces of legislation dealing with health and safety matters that has not been listed here that still applies to work with asbestos and should be considered at all times.

All Legislation, Approved Codes of Practice and Guidance Notes listed together with any subsequent amendments or revisions and any new relevant requirements should be considered before undertaking any work with asbestos or asbestos containing materials.

The following list was last revised in March 2012.

1. ACTS OF PARLIAMENT

Health and Safety at Work, etc Act 1974

Environmental Protection Act 1990

Environment Act 1995

Water Industry Act 1991

Pollution Prevention and Control Act 1999

2. **REGULATIONS**

1985/2042	Asbestos Products (Safety) Regulations 1985
1996/2092	Carriage of Dangerous Goods (Classification, Packaging and Labelling) and Use of Transportable Pressure Receptacles Regulations 1996
1996/2089	Carriage of Dangerous Goods by Rail Regulations 1996
1996/2095	Carriage of Dangerous Goods by Road Regulations 1996
1996/2094	Carriage of Dangerous Goods by Road (Driver Training) Regulations 1996
2002/1689	Chemicals (Hazard Information and Packaging for Supply) Regulations 2002
1997/1713	Confined Spaces Regulations 1997
1994/3140	Construction (Design and Management) Regulations 1994
2000/2380	Construction (Design and Management) (Amendment) Regulations 2007
1996/1592	Construction (Health, Safety and Welfare) Regulations 1996
2000/227	Contaminated Land (England) Regulations 2000
2006/2739	Control of Asbestos Regulations 2012 (Work with materials Containing Asbestos)
	Regulation 4 of the Control of Asbestos Regulations 2012
1990/556	Control of Asbestos in the Air Regulations 1990
2002/2677	Control of Substances Hazardous to Health Regulations 2002
1991/1624	Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991
1999/1	Environmental Impact Assessment (Scotland) Regulations 1999
1991/2839	Environmental Protection (Duty of Care) Regulations 1991
1991/472	Environmental Protection (Prescribed Processes and Substances) Regulations 1991
1996/1513	Health & Safety (Consultation with Employees) Regulations 1996
2002/655	Health and Safety (Fees) Regulations 2002
1996/341	Health and Safety (Safety Signs and Signals) Regulations 1996
2002/1559	Landfill (England and Wales) Regulations 2002
1998/2307	Lifting Operations and Lifting Equipment Regulations 1998
1999/3242	Manual Handling Operations Regulations 1992
1989/1790	Noise at Work Regulations1989
2002/1144	Personal Protective Equipment at Work Regulations 2002
2000/1973	Pollution Prevention and Control (England and Wales) Regulations 2000
1998/2306	Provision and Use of Work Equipment Regulations 1998
1995/3163	Reporting of Injuries, Diseases and Dangerous Occurrence Regulations 1995
1999/2978	Road Vehicles (Brake Linings Safety) Regulations 1999
1977/500	Safety Representatives and Safety Committees Regulations 1977
	Hazardous waste regulations 2011
1999/293	Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999
1989/1156	Trade Effluents (Prescribed Processes and Substances) Regulations 1989
1999/257	Transport of Dangerous Goods (Safety Advisors) Regulations 1999
1994/1056	Waste Management Licensing Regulations 1994
1998/1833	Working Time Regulations 1998
1999/3372	Working Time Regulations 1999
2002/3128	Working Time (Amendment) Regulations 2002
1992/3004	Workplace (Health, Safety and Welfare) Regulations 1992

3. <u>HSE PUBLICATIONS FOR WORK WITH ASBESTOS AND ASBESTOS CONTAINING MATERIALS</u>

EH47	The Provision, Use and Maintenance of Hygiene Facilities for Work with Asbestos
EH50	Insulation and Coatings (2002) Training Operatives and Supervisors for Work with Asbestos Insulation and Coatings
EH51	(1988) Enclosures Provided for Work with Asbestos Insulation, Coatings and Insulating Board (1999, revised 2001 with amendments)
EH57	The problems of asbestos removal at high temperatures (1993)
MS13	Asbestos: Medical Guidance Notes (revised 1999)
MDHS 39/4	Asbestos fibres in air; Sampling and evaluation by Phase Contrast Microscopy (PCM) under the Control of Asbestos at Work Regulations (1995) (second Impression)
MDHS 87	Fibres in Air; Guidance on the Discrimination Between Fibre Types in Samples of Airborne Dust on Filters Using Microscopy (1999)
HSG 264	Asbestos 'The Survey Guide'
HS(G) 53	The Selection, Use and Maintenance of Respiratory Protection Equipment ~ A Practical Guide (rev 1998)
HS(G) 247	Asbestos : The licensed Contractors Guide
HS (G) 248	Asbestos: The analysts guide for sampling, analysis, and clearance procedures.
HS(G) 189/1	Controlled Asbestos Stripping Techniques for Work Requiring a Licence (second edition 1999)
HS(G) 189/2	Working with Asbestos Cement (second edition 1999)
HS(G) 210	Asbestos Essentials: Task Manual (2000)
HS(G) 213	Introduction to Asbestos Essentials (2000)
HS(G) 227	A Comprehensive Guide to Managing Asbestos in Premises (2002)
IND(G)188	Asbestos Alert for Building Maintenance, Repair and Refurbishment Workers 1995
IND(G)233	A Short Guide to Managing Asbestos in Premises 2002 (rev 3)
IND(G)255	Asbestos Dust Kills; Keep Your Mask On (1999)
IND(G) 264	Selecting Respiratory Protective Equipment for Work with Asbestos
IND(G)288	Selecting of Suitable Respiratory Protective Equipment for Work with Asbestos 1999
IND(G)289	Working with Asbestos in Building 1999
L5	COSHH (fourth edition): Control of Substances Hazardous to Health Regulation 2002: Approved Code of Practice and Guidance
L21	Management of Health and Safety at Work: Management of Health and Safety at Work Regulations 1999: Approved Code of Practice and Guidance
L22	Safe Use of Work Equipment: Provision and Use of Work Equipment Regulations 1992: Approved Code of Practice and Guidance
L24	Workplace Health Safety and Welfare: Workplace Health Safety and Welfare Regulations 1992: Approved Code of Practice and Guidance
L25	Personal Protective Equipment at Work: Personal Protective Equipment at Work Regulations 1992: Guidance on Regulations
L127	The Management of Asbestos in Non-domestic Premises (2002)
MISC155	Substitutes for Chrysotile (White) Asbestos
	Respiratory Protective Equipment; Legislative requirements and lists of HSE approved standards and type approved equipment (1995)

APPENDIX F

ASBESTOS MATERIALS IN BUILDINGS

&

FORMS OF INSPECTION

(Pages to Follow 4)

1. ASBESTOS MATERIALS IN BUILDINGS

- 1.01 Sprayed coatings applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly amosite but crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material and is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.
- 1.02 Thermal insulation to boilers, vessels, pipework, valves, pumps etc also known as lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary from 1% to 100% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.
- 1.03 Asbestos insulating boards usually contain between 16 to 40% Amosite (brown) asbestos, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion than typically occurs with cement. Work on Asbestos Insulation Board can give rise to high levels of airborne asbestos fibres.
- 1.04 Asbestos cement products generally contain 10 to 15% of asbestos fibre bound in a matrix of Portland Cement or autoclaved calcium silicate. Three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.
- 1.05 Ropes, yarns and cloths are usually high in asbestos content, approaching 100%. They were used as packing, caulking or gasket materials where thermal of fire protection was required. The risk of fibre release depends upon the structure of the material. Bonded gasket material is unlikely to release asbestos but an unbonded woven material may release fibres when in use, especially if damaged or frayed.
- Millboard, paper and paper products are usually high in asbestos content, approaching 100%, and may contain any combination of the three most common types of asbestos. They were used for insulation of electrical equipment and for thermal insulation, asbestos paper has been used as fireproofing to wood fibre panels. These materials are not well bonded and will release asbestos fibres if subject to abrasion and wear.
- 1.07 Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner.
- 1.08 Reinforced plastics, floor tiles and flooring linoleum may contain asbestos either bound in the matrix or as an asbestos paper liner. These materials may not present

a hazard during normal use, but should be removed and disposed of carefully by a licensed asbestos contractor.

- 1.09 Textured coatings and paints or 'Artex' may contain small amounts of asbestos and are notifiable to the Health and Safety Executive. A licensed asbestos contractor should carry out any works to this material.
- 1.10 Mastics, sealants, putties and adhesives may contain small amounts of asbestos. A risk of exposure to airborne fibres may arise if such materials are sanded.

2. Management survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials, which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (eg before any work is carried out). However this approach has implications for the management arrangements. The duty-holder bears potential additional costs of management for some non-ACMs. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control, see *A comprehensive guide to managing asbestos in premises*. 'Default' presumptions may also lead to unnecessary removal of non-ACMs and their disposal as asbestos waste. Default presumptions may be suitable in some instances, eg 'small' or simple premises, as part of a client's management arrangements.

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty-holder. The client and/or where access genuinely cannot be obtained should only use default presumption in circumstances where it is requested.

When sampling is carried out as part of a management survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain

asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (eg different surfaces/coating, evidence of repair etc) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under-floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (ie with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis ie maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty-holder (probably with help from others).

Refurbishment and demolition surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations, which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The client to designers and contractors, who may be bidding for the work, so that the asbestos risks can be addressed, should supply the survey report. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey, which may need to penetrate all parts of the building structure. Aggressive inspection

techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (ie in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (eg holidays) and the work not undertaken until the next holiday period. Also, a demolition survey maybe conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.