

ASBESTOS MANAGEMENT SURVEY REPORT
Of
THE PADDOCKS
HONILEY ROAD
BEAUSALE
WARWICKSHIRE
CV35 7NX



REPORT REFERENCE: S2069



REGISTERED IN ENGLAND No. 3553227

enviro-safe Ltd



Asbestos Management Survey Ref No. S2069

Client: Adam Hicken
Strawberry Cottage Barn
Birmingham Road
Coleshill
B46 2ET

Site: The Paddocks
Honiley Road
Beausale
Warwickshire
CV35 7NX

Surveyor:


Sul Ibrahim BSc (Hons)
Enviro-Safe Ltd
58a Stratford Street North
Birmingham
B11 1BP

BS EN ISO 9001:2008 Registration No. 40121244

Analysts:

Scopes AAS Ltd
Unit 14
Britannia Court
Burnt Mills Industrial Estate
Basildon
Essex
SS13 1EV

UKAS Certification No.2707

Report compiled by  Sul Ibrahim Date: 25th August 2020

Report checked by  Ralph Farrell Date: 25th August 2020

Client	Mr Adam Hicken	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020



TABLE OF CONTENTS

Section No.	Title & Contents	Page No.
1.	Executive Summary	3
2.	Introduction	4
3.	General Site and Survey Information	4
4.	Types of Survey	5
4.1	Management Survey	5
4.2	Refurbishment and Demolition Survey	5
5.	Survey Planning and Strategy	6
6.	Survey Caveat	8
7.	Material Assessment Algorithm	9
8.	Results Summary	10
8.1	Areas and Rooms Accessed and Surveyed	10
8.2	Areas and Rooms not Accessed	10
8.3	Summary of Asbestos Containing Materials Identified	10
8.4	Summary of Non-Asbestos Containing Materials Identified	11
9.	Conclusions and Recommendations	12
10.	Appendix 1 - Material Risk Assessments	
11.	Appendix 2 - General Views	
12.	Appendix 3 - Site Plans	
13.	Appendix 4 - Certificate of Analysis	

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

enviro-safe Ltd

1. Executive Summary

An Asbestos Management Survey was carried out to The Paddocks (External Barns & Stores Only), Honiley Road, Beausale, Warwickshire, CV35 7NX on the instruction of Joe Bennett on behalf of Adam Hicken (Calm Homes) on Monday 17th August 2020.

Asbestos containing materials (ACMs) were identified in the following areas:

Actions

Location	Product Type	Ref No.	Action
Building 1 – External - Roof	Cement	S2069/01	Monitor and manage
Building 2 – External – Roof	Cement	S2069/03	Monitor and manage
Building 3 – External – Roof & Wall	Cement	S2069/06	Monitor and manage
Building 6 – Internal Store - Wall	Cement	S2069/06A	Monitor and manage
Building 6 – Internal Store Area – Floor	Cement Debris	S2069/06B	Remove
Building 4 – External – Gutters & Downpipes	Cement	S2069/08	Monitor and manage
Building 3 – Main Barn Area – Floor	Cement Debris	S2069/08A	Remove
Building 5 – G/01 – Store – Wall Panel	Cement	S2069/11	Monitor and manage
Building 5 - External – Wall	Cement	S2069/11A	Monitor and manage
Building 5 – External – Roof	Cement	S2069/13	Monitor and manage
Building 6 – External Barn - Roof & Wall	Cement	S2069/13A	Monitor and manage
Building 7 – External Barn – Roof & Wall	Cement	S2069/13B	Monitor and manage
Building 8 – External Barn & Stalls – Roof & Wall	Cement	S2069/13B	Monitor and manage

Client	Mr Adam Hicken	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

2. Introduction

An Asbestos Management Survey was carried out to The Paddocks (External Barns & Stores Only), Honiley Road, Beausale, Warwickshire, CV35 7NX on the instruction of Joe Bennett on behalf of Adam Hicken (Calm Homes) on Monday 17th August 2020.

The scope of the work was to carry out an asbestos management survey to the external barns and stores only. The purpose of the survey was to investigate, locate and assess, as far as reasonably practicable, what asbestos containing materials were present in the property. The surveying and sampling work was conducted in accordance with Enviro-Safe in-house method 'Surveying & Sampling Procedures' version 1 and in compliance with Health & Safety Executive document HSG 264 'Asbestos: The survey guide (2010)'. Enviro-Safe Ltd are a BS EN ISO 9001:2008 registered company; registration number 4012124. Analysis of samples for identification of the presence of asbestos fibres was conducted by Scopes AAS Ltd, UKAS accreditation number 2707.

3. General Site Description and Survey Information

An Asbestos Management Survey was carried out to The Paddocks (External Barns & Stores Only), Honiley Road, Beausale, Warwickshire, CV35 7NX on Monday 17th August 2020.

The site consisted of multiple barns and stores. The following areas were included in this survey. Buildings 1-8 internal and externals.

Floor plans were provided by the client and also sourced online. The floor plans used in this report were sourced online.

Client	Mr Adam Hicken	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

4. Types of Survey

There are two different types of asbestos survey described in HSG 264 'Asbestos: The survey guide', which are management surveys and refurbishment and demolition surveys. More information can be found on the HSE's website at www.hsebooks.co.uk.

4.1 Management Surveys

A management survey is the standard survey and its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in a building which could be damaged or disturbed during normal occupancy and, including foreseeable maintenance and installation, and to assess their condition. The management survey will include minor intrusive work and disturbance. It should also include a Material Assessment to assess which materials will most readily release airborne fibres when disturbed.

4.2 Refurbishment & Demolition Surveys.

A Refurbishment and demolition survey is used to locate and describe, as far as reasonably practicable, all ACMs in areas or buildings where refurbishment or demolition will take place. The survey is fully intrusive and will involve aggressive and destructive inspection techniques, as necessary, to gain access to all areas. Where ACMs are to be removed immediately their condition will not normally be assessed, however, where removal is not planned for some time condition should be assessed and the materials managed.

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

5. Survey Planning & Strategy

The surveying and sampling strategy, methods and reporting formats are in accordance with HSG 264 and were agreed with the client prior to commencement of the work.

Information provided by the client's representative including building construction, building layout, building plans and history, type of survey, areas to be surveyed or excluded, on-site hazards, and any existing knowledge of the presence of ACMs, including, the asbestos register and any previous surveys and removal works were used to define the scope of and plan the survey. Every effort was made to identify and resolve, with the client, any problems of accessibility prior to commencement of the survey.

All surveys typically included, where applicable, inspection of under floor coverings, above false ceilings, risers & service ducts, basements, undercrofts, plant rooms & loft spaces (this list is not exhaustive). Refurbishment and demolition surveys also included, where applicable, inspection of the structure of the building including breaking through walls, ceiling cladding and partitions, and opening up floors. Any areas not accessed are listed separately and should be presumed to contain asbestos until proven otherwise.

All fibrous materials and items were included in the survey unless, in the surveyors professional opinion, these items could be excluded (eg wood, wallpaper, man-made mineral fibre etc). All textured and decorative coatings, bituminous materials and thermoplastic floor coverings were samples unless, in the professional opinion of the surveyor, these items could be excluded. Items of machinery or plant were not included unless specifically stated. Any materials described as asbestos cement or asbestos insulation board were only assessed on the basis of a visual examination and were not evaluated by a water absorption test.

Non-fibrous materials and items known to not contain asbestos (eg concrete, breeze block, plaster, plasterboard and non-textured paints etc) were excluded from the survey unless they were suspected of being contaminated with asbestos from other sources.

Materials that cannot be accessed and in the opinion of the surveyor could not be excluded were presumed to contain asbestos until proven otherwise. Materials which in the opinion of the surveyor were of a similar appearance to a material previously sampled and had a similar function and location were strongly presumed to be similar to that material. Photographs were taken of all materials assessed during the course of the survey.

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

enviro-safe Ltd

Samples were not taken where the act of sampling could have posed a risk to the surveyor or caused significant damage to the building. This included electrical equipment, machinery and other plant and equipment, materials inaccessible due to height, confined spaces and unsafe roofs. Non-asbestos containing materials were not fully removed to examine the underlying material, although these locations were examined to the fullest extent practicable, ie beneath non-asbestos thermal pipe insulation.

In premises where there were a large number of similar areas the number of samples taken was reduced by surveying and sampling in a representative number (at least 10%) of the rooms. Where similar materials were present in similar areas then these were strongly presumed to be similar to the sampled material. All remaining areas were inspected but samples were only taken of materials not considered similar to already sampled.

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

6. Survey Caveat

Every effort has made to identify all ACMs in the building or area, so far as reasonably practicable, within the scope of each survey type. However, it is recognised that all ACMs may not be identified in the property or area during the course of a survey (HSG264). The following caveats apply:

- Asbestos materials existing within areas not specifically covered by this report 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 all good intentions are made for its discovery.
- This survey report will detail all areas accessed and all samples taken, where an area is not covered by the survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond the control of Enviro-safe such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Enviro-safe's operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- Locations more than 6m above ground or floor level will not be accessed unless specifically mentioned.
- In a 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 and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- Enviro-safe cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- Enviro-safe cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample. Re-instating or repair of such damage is outside the scope of Enviro-safe's remit.

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

7. Material Assessment Algorithm

The risk to health from materials containing asbestos or presumed to contain asbestos was assessed in accordance with the following algorithm.

Sample Variable	Score	Example 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 coatings, asbestos cement)
	2	AIB, millboards, low density insulation board, asbestos textiles, gaskets, ropes, woven textiles, asbestos paper and felt.
	3	Thermal insulation (pipe & 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, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face 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.

Material Assessment (MA) Score	Material Risk Assessment (MRA) Potential to Release Asbestos Fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low
0	No asbestos detected
Non-asbestos materials have no potential to release asbestos fibres	

(Source: Appendix 4, HSG264 Asbestos: The survey guide)

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

8. Results Summary

8.1 Areas & Rooms Accessed and Surveyed

Buildings 1-8 internal and externals.

8.2 Areas & Rooms not Accessed

All Areas and rooms were accessed during this survey.

8.3 Summary of Asbestos Containing Materials Identified

Location	Product Type	Extent	Asbestos Type	Ref No.	Material Risk Score Category
Building 1 – External - Roof	Cement	40m ²	Chrysotile	S2069/01	Very Low
Building 2 – External – Roof	Cement	200m ²	Chrysotile	S2069/03	Very Low
Building 3 – External – Roof & Wall	Cement	350m ²	Chrysotile	S2069/06	Very Low
Building 6 – Internal Store - Wall	Cement	20m ²	Chrysotile	S2069/06A	Very Low
Building 6 – Internal Store Area – Floor	Cement Debris	As Found	Chrysotile	S2069/06B	Low
Building 4 – External – Gutters & Downpipes	Cement	30LM	Chrysotile	S2069/08	Very Low
Building 3 – Main Barn Area – Floor	Cement Debris	As Found	Chrysotile	S2069/08A	Low
Building 5 – G/01 – Store – Wall Panel	Cement	5m ²	Chrysotile	S2069/11	Very Low
Building 5 - External – Wall	Cement	2m ²	Chrysotile	S2069/11A	Very Low
Building 5 – External – Roof	Cement	70m ²	Chrysotile	S2069/13	Very Low
Building 6 – External Barn - Roof & Wall	Cement	200m ²	Chrysotile	S2069/13A	Very Low
Building 7 – External Barn – Roof & Wall	Cement	200m ²	Chrysotile	S2069/13B	Very Low
Building 8 – External Barn & Stalls – Roof & Wall	Cement	500m ²	Chrysotile	S2069/13B	Very Low

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

8.4 Summary of Non-Asbestos Containing Materials Identified

Location	Product Type	Ref No.	Analysis Result	Material Risk
Building 2 – G/08 – Kitchen – Sink pad	Bitumen	S2069/02	NAD	None
Building 2 - External - Windows	Putty	S2069/04	NAD	None
Building 2 – External – Roof	Bitumen Felt	S2069/05	NAD	None
Building 3 – Main Barn Area – Floor & Table	Composite	S2069/07	NAD	None
Building 4 – External - Wall	Cement	S2069/09	NAD	None
Building 4 – External – Roof & Wall	Cement	S2069/10	NAD	None
Building 5 – G/01 – Store – Wall	Bitumen Felt	S2069/12	NAD	None

NAD – No Asbestos Detected.

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

9. Conclusions and Recommendations

8.1

There was cement debris identified in various locations throughout the site. Ideally, this material should be removed. This is not a licensed activity but the Control of Asbestos Regulations 2012 and Hazardous Waste Regulations 2005 must be followed. For further information please see <http://www.hse.gov.uk/asbestos/essentials/>.

8.2

The cement walls, roofs, gutters and downpipes were in a good condition and can remain in situ. If these materials are likely to be significantly disturbed, they should be removed under controlled conditions and disposed of in accordance with Hazardous Waste Regulations (2005). This is not a licensed activity but the Control of Asbestos Regulations (2012) must still be adhered to. For further guidance on removal please see <http://www.hse.gov.uk/asbestos/essentials/>.

8.3

Some cement materials tested negative for the presence of asbestos. These may be modern replacements for previous asbestos containing cement sheets, which can be replaced due to excessive damage. The cement sheets tested were negative, however there may be a combination of both positive and negative cement products present. The above recommendation (8.2) should be adhered to.

It is recommended that a Priority Assessment is completed for all materials in the premises that have been identified as containing or presumed to contain asbestos, in accordance with HSG 227 'A comprehensive guide to managing asbestos in premises'. This report should be used to form the basis of an asbestos register and an effective asbestos management strategy, in accordance with both HSG 264 and HSG 227. In accordance with the Approved Code of Practice L127 'The management of asbestos in non-domestic premises' the condition of ACMs should be checked as a minimum every 6 to 12 months. HSG 227 also says the Asbestos Management Plan should be subject to at least a 6 monthly thorough review.

All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations (2012), Approved Codes of Practice and guidance issued by the Health and Safety Executive.

Quantities given of ACM's found under the scope of this survey are approximations only and Enviro-safe Ltd take no responsibility for errors that may occur when using these figures to quote for removal or repair costs. We

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

enviro-safe Ltd

recommend that these quantities are checked prior to planning any work on these materials.

This survey report should be read in its entirety and should not be reproduced except in full without the approval of Mr Adam Hickin and Enviro-safe Ltd.


Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

APPENDIX 1

MATERIAL RISK ASSESSMENTS


Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment

Ref. No.	S2069/01	Building	Building 1	
Floor/Room	External			
Position	Roof			
Material Type	Cement			
Level of Identification	Sampled			
Asbestos Type	Chrysotile			
Extent	40m ²			
Accessibility	Unlikely to be disturbed			
Comments	The roof to Building 1 was sampled and analysis confirmed the presence of asbestos. The cement roof was in a good condition.			
Product Type	1	Asbestos Score	1	
Actions	Condition	1	MA Score	4
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/03	Building	Building 2		
Floor/Room	External				
Position	Roof				
Material Type	Cement				
Level of Identification	Sampled				
Asbestos Type	Chrysotile				
Extent	200m ²				
Accessibility	Unlikely to be disturbed				
Comments	The roof to Building 2 was sampled and analysis confirmed the presence of asbestos. The cement roof was in a good condition.				
	Product Type	1	Asbestos Score	1	
Actions	Condition	1	MA Score	4	
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low	

Ref. No.	S2069/04	Building	Building 2		
Floor/Room	External				
Position	Windows				
Material Type	Putty				
Level of Identification	Sampled				
Asbestos Type	No asbestos detected				
Extent	Not Applicable				
Accessibility	Not applicable				
Comments	This material was slightly damaged, however it was negative for the presence of asbestos.				
	Product Type	NA	Asbestos Score	NA	
Actions	Condition	NA	MA Score	NA	
None	Surface Treatment	NA	MRA	None	

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/05	Building	Building 2		
Floor/Room	External				
Position	Roof				
Material Type	Bitumen Felt				
Level of Identification	Sampled				
Asbestos Type	No asbestos detected				
Extent	Not Applicable				
Accessibility	Not applicable				
Comments					
	Product Type	NA	Asbestos Score	NA	
Actions	Condition	NA	MA Score	NA	
None	Surface Treatment	NA	MRA	None	

Ref. No.	S2069/06	Building	Building 3		
Floor/Room	External				
Position	Roof & Wall				
Material Type	Cement				
Level of Identification	Sampled				
Asbestos Type	Chrysotile				
Extent	350m ²				
Accessibility	Unlikely to be disturbed				
Comments	The roof & wall to Building 3 was sampled and analysis confirmed the presence of asbestos. The cement roof & wall were in a good condition.				
	Product Type	1	Asbestos Score	1	
Actions	Condition	1	MA Score	1	
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low	

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/06A	Building	Building 6	
Floor/Room	Internal Store Area			
Position	Wall			
Material Type	Cement			
Level of Identification	Strongly Presumed			
Asbestos Type	Chrysotile			
Extent	20m ²			
Accessibility	Occasionally likely to be disturbed			
Comments	Strongly presumed to be similar to S2069/06. The cement wall was in a good condition.			
	Product Type	1	Asbestos Score	1
Actions	Condition	1	MA Score	4
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low

Ref. No.	S2069/06B	Building	Building 6	
Floor/Room	Internal Store Area			
Position	Floor			
Material Type	Cement Debris			
Level of Identification	Strongly Presumed			
Asbestos Type	Chrysotile			
Extent	As Found			
Accessibility	Occasionally likely to be disturbed			
Comments	Strongly presumed to be similar to S2069/06. Cement debris was identified in various areas throughout the site.			
	Product Type	1	Asbestos Score	1
Actions	Condition	2	MA Score	5
Remove See 8.1	Surface Treatment	1	MRA	Low

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/07	Building	Building 3			
Floor/Room	Main Barn Area					
Position	Floor & Table					
Material Type	Composite Debris					
Level of Identification	Sampled					
Asbestos Type	No asbestos detected					
Extent	Not Applicable					
Accessibility	Not applicable					
Comments						
	Product Type				NA	Asbestos Score
Actions	Condition	NA	MA Score	NA		
None	Surface Treatment	NA	MRA	None		

Ref. No.	S2069/08	Building	Building 3			
Floor/Room	External					
Position	Gutters/Downpipes					
Material Type	Cement					
Level of Identification	Sampled					
Asbestos Type	Chrysotile					
Extent	30LM					
Accessibility	Occasionally likely to be disturbed					
Comments	The cement gutters and downpipes were in a fair condition.					
	Product Type				1	Asbestos Score
Actions	Condition	1	MA Score	4		
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low		

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/08A	Building	Building 3			
Floor/Room	Main Barn Area					
Position	Floor					
Material Type	Cement Debris					
Level of Identification	Strongly Presumed					
Asbestos Type	Chrysotile					
Extent	As Found					
Accessibility	Occasionally likely to be disturbed					
Comments	Strongly presumed to be similar to S2069/08. Cement debris was identified to the floor. There is likely to be cement debris throughout the site due to the vast quantity of cement present.					
Actions	Remove	See 8.1	Product Type	1	Asbestos Score	1
			Condition	2	MA Score	5
			Surface Treatment	1	MRA	Low

Ref. No.	S2069/09	Building	Building 4			
Floor/Room	External					
Position	Wall					
Material Type	Cement					
Level of Identification	Sampled					
Asbestos Type	No asbestos detected					
Extent	Not Applicable					
Accessibility	Not applicable					
Comments	The cement sheets that were tested were modern non-asbestos cement.					
Actions	None	See 8.3	Product Type	NA	Asbestos Score	NA
			Condition	NA	MA Score	NA
			Surface Treatment	NA	MRA	None

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/10	Building	Building 4		
Floor/Room	External				
Position	Roof & Wall				
Material Type	Cement				
Level of Identification	Sampled				
Asbestos Type	No asbestos detected				
Extent	Not Applicable				
Accessibility	Not applicable				
Comments					
					Product Type
Actions		Condition	NA	MA Score	NA
	None See 8.3	Surface Treatment	NA	MRA	None

Ref. No.	S2069/11	Building	Building 5		
Floor/Room	G/01 – Store				
Position	Wall Panels to Rear				
Material Type	Cement				
Level of Identification	Sampled				
Asbestos Type	Chrysotile				
Extent	5m ²				
Accessibility	Easily disturbed				
Comments					
	Cement Panels to the rear of Building 5 tested positive for the presence of asbestos.				Product Type
Actions		Condition	1	MA Score	NA
	Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/11A	Building	Building 5	
Floor/Room	External			
Position	Wall			
Material Type	Cement			
Level of Identification	Strongly Presumed			
Asbestos Type	Chrysotile			
Extent	2m ²			
Accessibility	Occasionally likely to be disturbed			
Comments	Strongly presumed to be similar to S2069/11. Cement panel was visually identified to the exterior. This material may be present behind the timber cladding.			
	Product Type	1	Asbestos Score	1
Actions	Condition	0	MA Score	3
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low

Ref. No.	S2069/12	Building	Building 5	
Floor/Room	G/01 - Store			
Position	Wall			
Material Type	Bitumen Felt			
Level of Identification	Sampled			
Asbestos Type	No asbestos detected			
Extent	Not Applicable			
Accessibility	Not applicable			
Comments				
	Product Type	NA	Asbestos Score	NA
Actions	Condition	NA	MA Score	NA
None	Surface Treatment	NA	MRA	None

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020


Appendix 1 Material Risk Assessment


Ref. No.	S2069/13	Building	Building 5	
Floor/Room	External			
Position	Roof			
Material Type	Cement			
Level of Identification	Sampled			
Asbestos Type	Chrysotile			
Extent	70m ²			
Accessibility	Unlikely to be disturbed			
Comments	The cement roof was sampled and analysis confirmed the presence of asbestos.			
	Product Type	1	Asbestos Score	1
Actions	Condition	1	MA Score	4
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low

Ref. No.	S2069/13A	Building	Building 6	
Floor/Room	External Barn			
Position	Roof & Wall			
Material Type	Cement			
Level of Identification	Strongly Presumed			
Asbestos Type	Chrysotile			
Extent	200m ²			
Accessibility	Occasionally likely to be disturbed			
Comments	Strongly presumed to be similar to S2069/13. The cement roof and wall were in a good condition.			
	Product Type	1	Asbestos Score	1
Actions	Condition	1	MA Score	4
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

Appendix 1 Material Risk Assessment

Ref. No.	S2069/13B	Building	Building 7	
Floor/Room	External Barn			
Position	Roof & Wall			
Material Type	Cement			
Level of Identification	Strongly Presumed			
Asbestos Type	Chrysotile			
Extent	200m ²			
Accessibility	Occasionally likely to be disturbed			
Comments	Strongly presumed to be similar to S2069/13. The cement roof and wall were in a good condition.			
	Product Type	1	Asbestos Score	1
Actions	Condition	1	MA Score	4
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low

Ref. No.	S2069/13C	Building	Building 8	
Floor/Room	External Barn & Stalls			
Position	Roof & Wall			
Material Type	Cement			
Level of Identification	Strongly Presumed			
Asbestos Type	Chrysotile			
Extent	500m ²			
Accessibility	Occasionally likely to be disturbed			
Comments	Strongly presumed to be similar to S2069/13. The cement roof and wall to the main barn and rear stalls. were in a good condition			
	Product Type	1	Asbestos Score	1
Actions	Condition	1	MA Score	4
Monitor and manage See 8.2	Surface Treatment	1	MRA	Very Low


Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

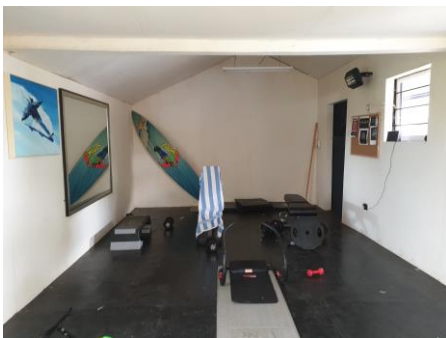
APPENDIX 2


GENERAL VIEW

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

Appendix 2


Ref No.	Floor/Room	
G1	Building 1/Loft	
Comments		
Timber ceiling. Timber joists, beams and hatch. Polystyrene partition to wall. Electrics to timber.		


Ref No.	Floor/Room	
G2	Building 1/Gym	
Comments		
Timber ceiling panels. Timber wall panels. Vinyl to timber floors. Timber doors and door frames. uPVC window and timber sills. Modern wall mounted storage heater.		

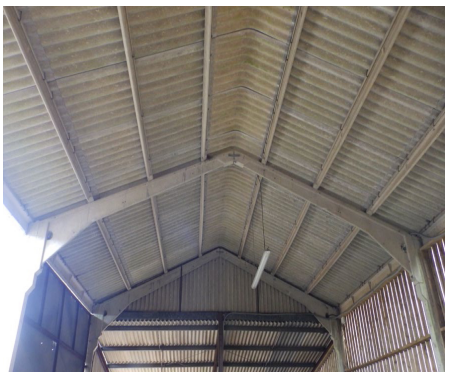
Ref No.	Floor/Room	
G3	Buildings 1 & 2/Externals	
Comments		
Timber and brick walls. Timber cladding to walls. Concrete and timber floors. Plastic rain-water goods. Timber window frames.		

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

Appendix 2


Ref No.	Floor/Room	
G4	Building 2/Stables	
Comments		
<p>Timber ceilings. Timber walls. Timber floors. Timber doors and door frames. Timber window frames. Timber boxing. Metal and plastic pipework. Foam insulated metal pipes. Metal clad doors.</p>		


Ref No.	Floor/Room	
G5	Building 2/Flat	
Comments		
<p>Timber ceilings. Timber and brick walls. Vinyl and timber floors. Timber wall panels. Timber doors, door frames and windows. Timber beams and joists. Timber boxing.</p>		


Ref No.	Floor/Room	
G6	Building 3	
Comments		
<p>Concrete beams and pillars. Cement and block walls. Concrete floors. Cement roof. Cement downpipes and gutters.</p>		

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

Appendix 2


Ref No.	Floor/Room	
G7	Building 4	
Comments		
Concrete beams and pillars. Cement and block walls. Concrete floors. Cement roof. Plastic and metal rain-water goods.		

Ref No.	Floor/Room	
G8	Building 5/Store	
Comments		
Timber beams and joists. Timber and cement wall panels. Concrete floors. Timber doors and frames.		

Ref No.	Floor/Room	
G9	Building 5/Externals	
Comments		
Cement Roof. Timber and brick walls. Timber wall cladding to exterior.		

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

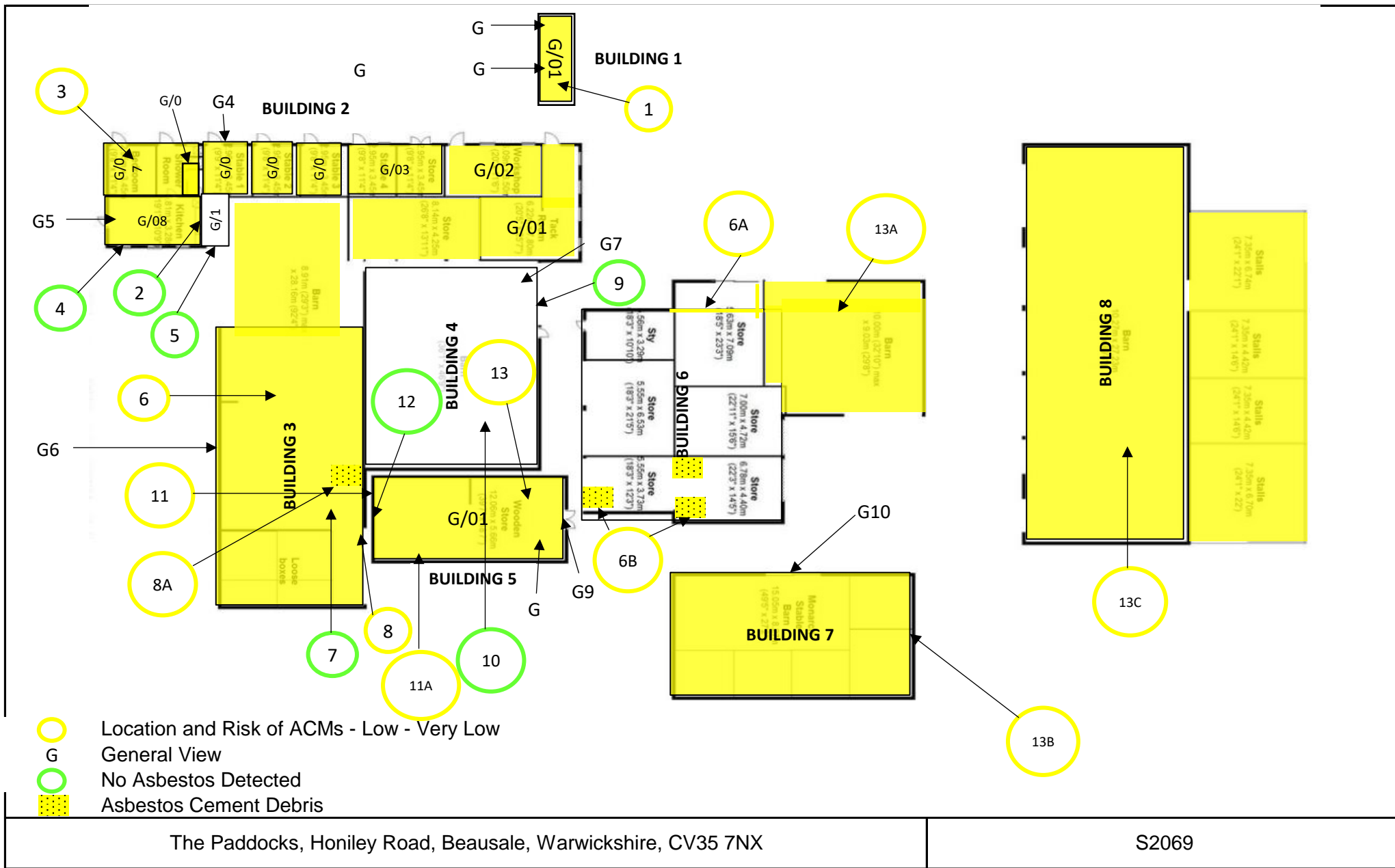
Appendix 2

Ref No.	Floor/Room	
G10	Building 7/Externals	
Comments		
Block and cement walls. Cement roof. Timber doors. Plastic rain-water goods.		

Client	Mr Adam Hickin	Survey Ref	S2069
Survey Type	Management Survey	Survey Date	17/08/2020
Site Address	The Paddocks, Honiley Road, Beausale, Warwickshire, CV35 7NX	Surveyor	Sul Ibrahim
		Report Date	25/08/2020

APPENDIX 3

PLANS



APPENDIX 4

CERTIFICATE OF ANALYSIS



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	
PREMIUM	
EMERGENCY	

Client:	ENVIRO SAFE
Address:	58A STRATFORD STREET NORTH BIRMINGHAM B11 1BP
Attention:	CONTRACTS MANAGER
Site Address:	THE PADDOCK CV33
Date sample taken:	17/08/20
Date sample received:	19/08/20
Date of Analysis:	19/08/20

Analysis Report No.	SCO/20/11000
Report Date.	19/08/20
Site Ref No.	S2069
Page No:	1 Of 2
No. of Samples:	13
Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	01	BUILDING 1 – EXTERNAL – ROOF – CEMENT	CHRYSTILE
2	02	BUILDING 2 – G/08 – SINK PAD	NADIS
3	03	BUILDING 2 – EXTERNAL – ROOF – CEMENT	CHRYSTILE
4	04	BUILDING 2 – EXTERNAL – WINDOW PUTTY	NADIS
5	05	BUILDING 2 – EXTERNAL – ROOF – BITUMEN FELT	NADIS
6	06	BUILDING 3 – ROOF – CEMENT	CHRYSTILE
7	07	BUILDING 3 – FLOOR – COMPOSITE DEBRIS	NADIS
8	08	BUILDING 3 – GUTTER/DOWNSPIPE – CEMENT	CHRYSTILE
9	09	BUILDING 4 – WALL – CEMENT	NADIS
10	10	BUILDING 4 – ROOF/WALL – CEMENT	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
 Note: All Analysis is performed in House on the registered premises (below).
 Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	S BOLTON- Q.C.M

BULK 001-VER 7 10-June-20-QCM



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	<input type="checkbox"/>
PREMIUM	<input type="checkbox"/>
EMERGENCY	<input type="checkbox"/>

Client:	ENVIRO SAFE
Address:	58A STRATFORD STREET NORTH BIRMINGHAM B11 1BP
Attention:	CONTRACTS MANAGER
Site Address:	THE PADDOCK CV33
Date sample taken:	17/08/20
Date sample received:	19/08/20
Date of Analysis:	19/08/20

Analysis Report No.	SCO/20/11000		
Report Date.	19/08/20		
Site Ref No.	S2069		
Page No:	2	Of	2
No. of Samples:	13		
Obtained:	DELIVERED		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
11	11	BUILDING 5 – WALL PANEL – CEMENT	CHRYBOTILE
12	12	BUILDING 5 – WALL – BITUMEN FELT	NADIS
13	13	BUILDING 5 – EXTERNAL – ROOF	CHRYBOTILE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
 Note: All Analysis is performed in House on the registered premises (below).
 Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	S BOLTON- Q.C.M

BULK 001-VER 7 10-June-20-QCM