

# Asbestos Survey Report

(Refurbishment/Demolition)

**Flax Farm Barn**

**Stansfield Road, Poslingford**

**Sudbury, CO10 8RD**



Survey Date: 08.11.22  
Report Date: 14.11.21  
Report no: CE-01  
Surveyor(s): Alan Church

**Instructing Party:  
Mr Ian Burnett**

**Chess Environmental Ltd**

5 Marshalls Road  
Braintree  
Essex  
CM7 2LL

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## **INTRODUCTION/OBJECTIVES (Site overview)**

Chess Environmental Ltd received confirmation from, to Mr Ian Burnett to undertake a Refurbishment and Demolition Survey at the property below:

Flax Farm Barn, Poslingford, Sudbury, Suffolk, CO10 8RD

The scope of works consists of internal and external areas of the property due for demolition.

Any areas not accessible during the survey will be marked on the supplied plans.

This survey was carried out in accordance with documented in-house procedures, which are based on the HSE Guidance documents HSG 264.

## Asbestos Refurbishment / Management Survey

This type of survey is used to locate and describe, as far as reasonably practicable, the presence and extent of any suspect ACM's in the building (or detailed area of the building) which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities. The survey is designed to be used as a basis for generating a management plan including risk/priority assessment to enable the duty holder to take relevant steps.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey.

Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports and asbestos hidden behind other asbestos products are potential locations.

Recommendations of actions required and the necessary treatment of materials found to contain asbestos are also given. In some instances samples may be taken from materials that the surveyor knows not to contain asbestos, but, to the untrained eye, may be mistaken for an asbestos containing material. We refer to this as negative sampling.

The method used is an in-house method detailed in the company Technical Procedures Manual which is based upon the Health and Safety Executive (UK) guidance *Asbestos: The survey guide* (HSG 264). The method consists of a visual inspection of all areas within the scope of the survey by a competent asbestos surveyor, and the identification of ACMs by a combination of the following means as applicable:

Identified as containing asbestos by sampling and analysis. The surveyor will identify materials suspected of containing asbestos by sampling for analysis to confirm whether the materials contain asbestos or are asbestos free, in accordance with the sampling strategies and procedures within the company's Technical Procedures Manual and as detailed within the agreed survey plan.

Identified as **strongly presumed** to contain asbestos. The surveyor may strongly presume some materials to contain asbestos based upon the experience and knowledge of the surveyor, or confirmed by the analysis of similar materials. This level of presumption can prevent unnecessary exposure of the surveyor to airborne asbestos, particularly where multiple occurrences of similar materials exist.

Identified as **presumed** to contain asbestos. The surveyor may presume some materials to contain asbestos if it is not possible to take samples and there is insufficient evidence to confirm that the material is asbestos free. Rooms, areas and items within the scope of the survey which could not be accessed during the survey due to safety constraints or where physical access is impractical have also been reported as presumed to contain asbestos.

Any person undertaking work within the buildings should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, subcontractors and others.

### Specific areas not surveyed:

Live electrical intakes/switches

Areas outside of the sampled areas, other ACM'S could be outside of these areas.

Below ground, and areas where safe access could not be achieved.

Photographs were taken of the materials sampled with the permission of the customer, including those identified to contain asbestos (by sampling or by presumption), and can be found in Appendix 1 of this report.

**Description, type, and construction of the buildings included in the survey**

1970’s commercial property, Steel framed and clad, Timber, with asbestos corrugated roofing and cladding.

**Executive Summary**

The Executive summary sets out to inform the client of all areas within the scope of the survey which:

1. Contain one or more asbestos containing material (ACM)
2. All asbestos containing materials which have a material assessment of six or greater

**Locations found to contain asbestos**

<b>Locations</b>
<b>ASBESTOS CONTAINING MATERIALS WERE DISCOVERED DURING THE COURSE OF THIS SURVEY</b>

**Note:** a location in red indicates an area which was not accessed. All non-accessed areas must be treated as containing asbestos until proven otherwise.

**Locations containing asbestos with a material assessment score of 6 or greater**

Location	Ref no	Item	Product	Recommendation

## **DESKTOP REVIEW AND SURVEY PLANNING**

Details of information requested by Chess Environmental Ltd to carry out the desk-top review in accordance with the HSG 264 are recorded on our pre-survey questionnaire, along with details of any information that was provided by the client. The information provided was assessed during the desktop review and a method statement and risk assessment were produced for the survey of: Flax Farm Barn, Poslingford, Sudbury, Suffolk, CO10 8RD

## **GENERAL CAVEAT**

### **Management, Refurbishment & Demolition survey (See Below)**

For safety reasons it is not possible to inspect internal areas of plant and machinery.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore Chess Environmental Ltd cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met. The following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification. Chess Environmental Ltd further recommends the removal contractor to attend the site to confirm for themselves the quantities and location of asbestos to be removed.

## CONCLUSIONS,NOTES & ACTIONS

ASBESTOS CONTAINING MATERIALS HAVE BEEN IDENTIFIED DURING THE COURSE OF THIS SURVEY.

Asbestos has been used extensively to the storage / barns mainly in the form of asbestos roofing and cladding.

Other instances of asbestos were within fuse boxes and in the form of rainwater guttering and downpipes, as pictures depict below.



## **APPENDIX 1**

### **SURVEY DATA SHEETS Including Material Assessment**



## **Material Assessments**

These aspects of the material are assigned an algorithm score based on the risk factors for each aspect (asbestos cement = 1 asbestos insulation = 3, sealed material = 1 unsealed material = 2 etc), the scores are then used to create a **material assessment score** and a **priority assessment score**.

**Material Assessment:** Details the material's aspects, what is it, what is it used for, the condition, whether it is sealed, the amount, the type of asbestos it contains, the density of the material etc.

**Priority Assessment:** Details the use of the area and general likelihood of disturbance, the likelihood of disturbance through maintenance activities etc.

Chess Environmental Ltd can assist the client in compiling an accurate priority assessment on a further site visit should this be required, taking all the above conditions into account and forming the priority algorithm.

The scores are then totalled to give an overall **total assessment score** for each material. These scoring systems are explained in more detail within the survey, the priority assessment will indicate materials that require remediation in order of priority.

The recommendations in the survey may include, sealing, labelling, mechanical protection, restricting access, environmental cleaning, removal, or any other controls required to reduce the risk of disturbance and exposure.

By following the recommendations and thereby reducing the risks from the materials, the scores can be lowered accordingly to represent an effective management of the risks, this will be illustrated in a re-inspection survey or short term revisit survey.

We offer full backup and support for survey clients to enable them to manage the risks from asbestos in their properties

**MATERIAL ASSESSMENT AND ALGORITHM**

The risk assessment includes a material assessment and priority assessment, The material assessment looks at the type and condition of the ACM and the ease which it will release fibres if disturbed.

Therefore:-

**Material assessment score for each ACM**

+

**Priority assessment score for each ACM**

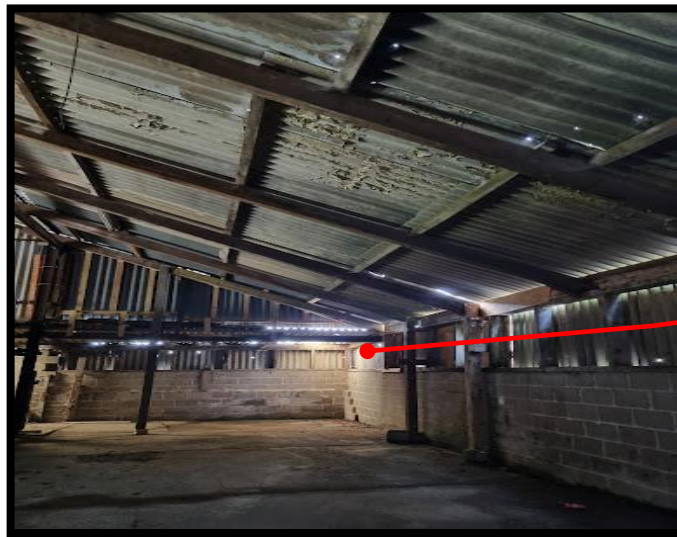
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**Risk assessment score for each ACM**

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastic, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal installation (i.e. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage / deterioration	0	Good condition; no visible damage
	1	Low damages: a few scratches or surfaces marks, broken edges of 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, asbestos insulating board (with exposed face painted or encapsulated) asbestos cement sheet etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays.
Asbestos type No asbestos	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
	0	No asbestos in sample
Total score		

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Roof
Room/Area	Exterior Sheeting
Description	Side / End Cladding
Amount	<200m2
Sample/Ref No	01
Laboratory Ref	11073-1



01

Material assessment		Score
Product Type	Cement Product	1
Condition	Some Damage	1
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		4

RECOMMENDATION	Remove prior to demolition
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.

<b>Lead Surveyor</b>	Alan Church
<b>Survey Type</b>	Refurbishment
<b>Survey Date</b>	08.11.22
<b>Next Inspection</b>	1 Year
<b>Level of ID</b>	Sampled
<b>Asbestos? Y/N</b>	YES

<b>Level</b>	Roof
<b>Room/Area</b>	Barn 1
<b>Description</b>	Roofing
<b>Amount</b>	<580m2
<b>Sample/Ref No</b>	02
<b>Laboratory Ref</b>	11073-2



02

Material assessment		Score
<b>Product Type</b>	Cement Product	1
<b>Condition</b>	Good	1
<b>Surface Treatment</b>	None	1
<b>Asbestos Type</b>	Chrysotile	1
<b>Accessibility</b>	Easy	0
<b>Algorithm Score</b>		4

<b>RECOMMENDATION</b>	Remove prior to demolition
<b>ADVICE</b>	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Roof
Room/Area	Roofing
Description	Barn 1 Lean-to
Amount	<70m2
Sample/Ref No	03
Laboratory Ref	11073-3



Material assessment		Score
Product Type	Cement Product	1
Condition	Some Damage	1
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		4

RECOMMENDATION	Remove prior to demolition
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Roof
Room/Area	Roofing Debris
Description	Barn 1
Amount	<0.7t
Sample/Ref No	04
Laboratory Ref	11073-4



04

Material assessment		Score
Product Type	Cement Product	1
Condition	High Damage	2
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		5

RECOMMENDATION	Remove prior to demolition, material is loose and friable
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations, under>NNLW.

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	N/A
Level of ID	Sampled
Asbestos? Y/N	NO

Level	Roof
Room/Area	Store Area
Description	Barn 1 Wall Panels
Amount	<30m2
Sample/Ref No	05
Laboratory Ref	11073-5



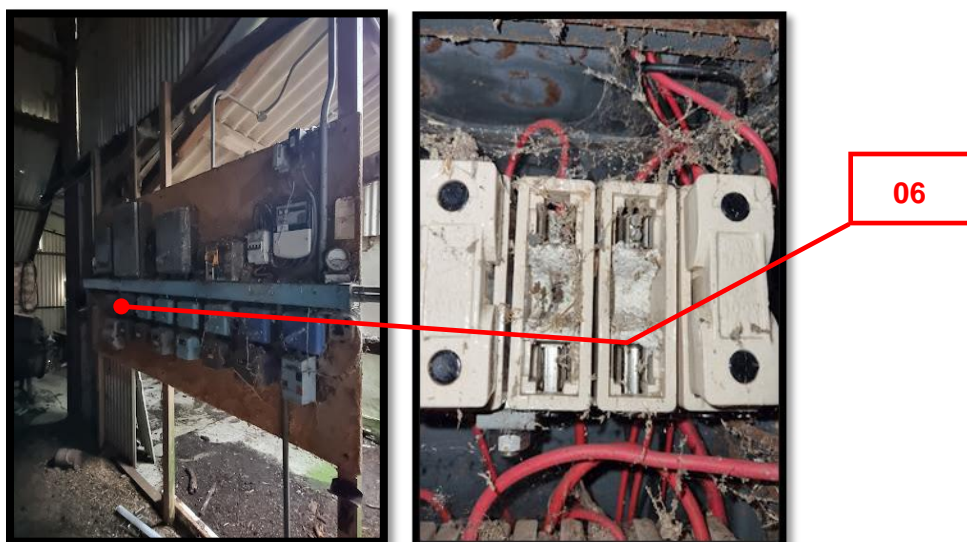
05

Material assessment		Score
Product Type	Board Product	0
Condition	High Damage	0
Surface Treatment	None	0
Asbestos Type	Chrysotile	0
Accessibility	Easy	0
Algorithm Score		0

RECOMMENDATION	Remove prior to refurbishment.
ADVICE	None as material is non asbestos

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Ground Floor
Room/Area	Grain Store
Description	Flash guards to MEMS
Amount	<Unknown
Sample/Ref No	06
Laboratory Ref	11073-6



Material assessment		Score
Product Type	Textile Product	1
Condition	Good	2
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		5

RECOMMENDATION	Remove prior to demolition, material is loose and friable
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.



Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Roof
Room/Area	Grain Store
Description	Grain Store Roofing
Amount	<200m2
Sample/Ref No	07
Laboratory Ref	11073-7



Material assessment		Score
Product Type	Cement Product	1
Condition	Good	1
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		5

RECOMMENDATION	Remove prior to demolition, material is loose and friable
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Roof
Room/Area	Grain Store
Description	Grain Store Guttering
Amount	<30Lm
Sample/Ref No	08
Laboratory Ref	11073-8



08

Material assessment		Score
Product Type	Cement Product	1
Condition	Good	1
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		4

RECOMMENDATION	Remove prior to demolition, material is loose and friable
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Roof
Room/Area	Barn 1
Description	Guttering rear and side
Amount	<30Lm
Sample/Ref No	09
Laboratory Ref	11073-9



Material assessment		Score
Product Type	Cement Product	1
Condition	Good	1
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		4

RECOMMENDATION	Remove prior to demolition, material is loose and friable
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.

Lead Surveyor	Alan Church
Survey Type	Refurbishment
Survey Date	08.11.22
Next Inspection	1 Year
Level of ID	Sampled
Asbestos? Y/N	YES

Level	Roof
Room/Area	Grain Store
Description	Cladding
Amount	<100m2
Sample/Ref No	10
Laboratory Ref	11073-10



10

Material assessment		Score
Product Type	Cement Product	1
Condition	Good	1
Surface Treatment	None	1
Asbestos Type	Chrysotile	1
Accessibility	Easy	0
Algorithm Score		5

RECOMMENDATION	Remove prior to demolition, material is loose and friable
ADVICE	ACM removal and disposal should be carried out by a competent, qualified person as per HSE regulations.

## **APPENDIX 2**

# **Asbestos Register**

## ASBESTOS REGISTER 2022

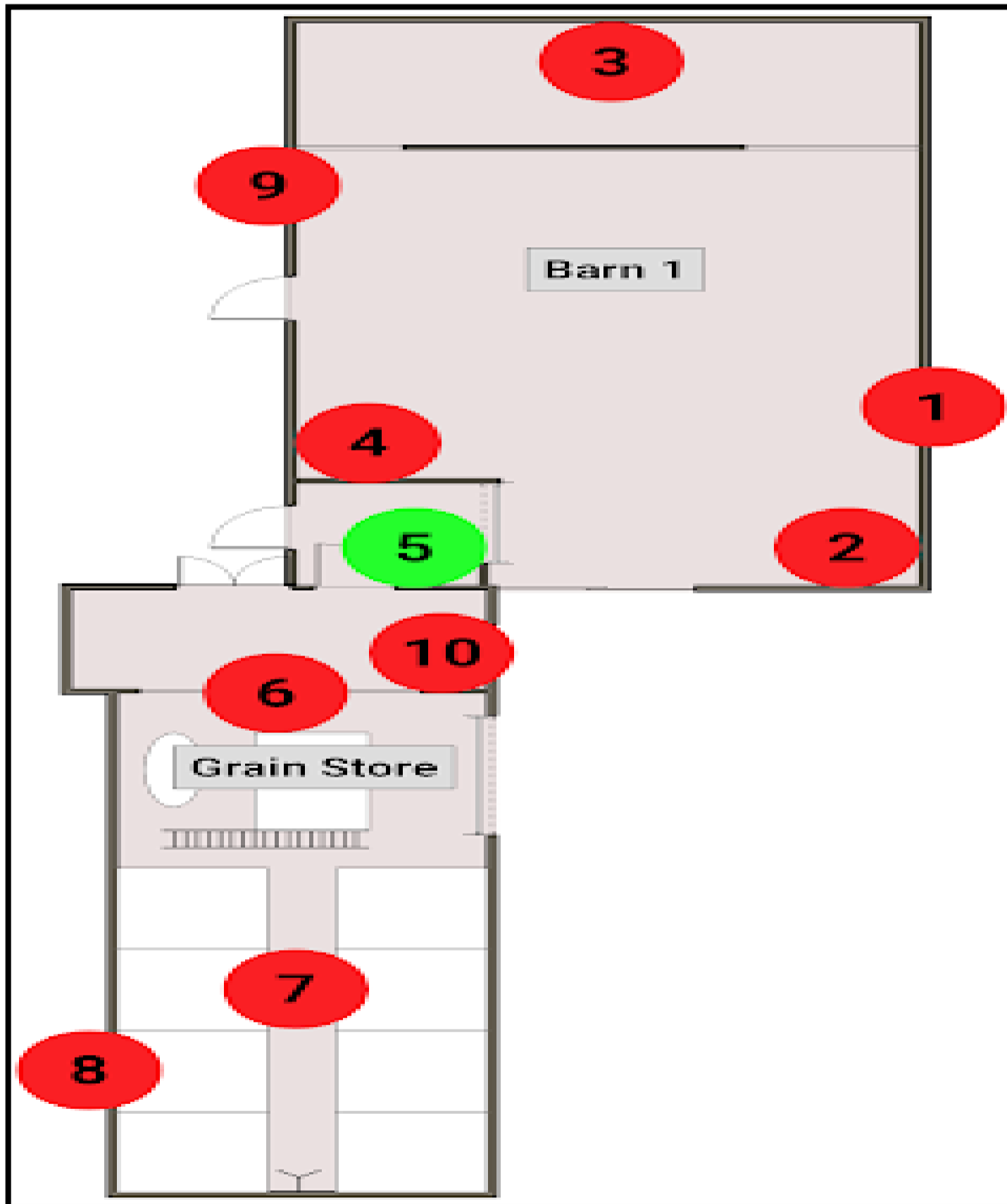
Room/Area	Description	Ref no	Identification	Extent	Material Assessment Score	Action taken (with date)
Barn 1	Corrugated cladding	01	Chrysotile	200m2	4	
Barn 1	Corrugated Roofing	02	Chrysotile	580m2	4	
Barn 1	Corrugated Roofing	03	Chrysotile	70m2	4	
Barn 1	Asbestos Roofing Debris	04	Chrysotile	0.7t	5	
Barn 2 Grain Store	Asbestos Flash guards to MEMS	06	Chrysotile	UNKNOWN	5	
Barn 2 Grain Store	Corrugated Roofing	07	Chrysotile	200m2	4	
Barn 2 Grain Store	Guttering + Downpipe	08	Chrysotile	30Lm	4	
Barn 1	Guttering + Downpipe	09	Chrysotile	30Lm	4	
Barn 2 Grain Store	Corrugated Roofing / Cladding	10	Chrysotile	100m2	4	
<b>ASBESTOS CONTAINING MATERIALS WERE DISCOVERED DURING THE COURSE OF THIS SURVEY</b>						

-----END OF REGISTER-----

## **APPENDIX 3**

### **Plans**

Chess Environmental Ltd		KEY	01,02,03,04,06,07	Sample location Asbestos Detected
Job no:	CE - 01		08,09,10	
Date:	14.11.22		05	Sample location No Asbestos Detected
Flax Farm Barn, Poslingford, Sudbury, CO10 8RD				
Floor plan (Not to scale)	Not to scale			





## **APPENDIX 4**

### **Sample Identification Reports**

## CLIENT DETAILS

FAO: Alan Church  
 Chess Environmental Ltd  
 5 Marshalls Road

Braintree  
 Essex CM7 2LL

## BULK ANALYSIS REPORT

**Report No: - BK 11073**  
 Date Sample Received: 09-Nov-22. Confirmation Date:  
 Job No: - 50266. Survey No (if applicable): -  
 Order No: -  
 Client Reference: -  
 Sample Source: - Provided by Client

### Report For : - Flax Farm Barn, Poslingford, Sudbury, CO10 8RD

#### Samples analysed on 10 November 2022

Sample No	Client Ref	Sample Location/Description	Material Type (See # Note)	Asbestos Fibre Type
11073-1	01	R/H - Wall Cladding	Cement	Chrysotile
11073-2	02	Barn 1 - Roof Sheet	Cement	Chrysotile
11073-3	03	Barn 1 - Lean-To Roof	Cement	Chrysotile
11073-4	04	Barn 1 - Debris	Cement	Chrysotile
11073-5	05	Barn 1 - Wall Panels	Board	No Asbestos Detected
11073-6	06	Barn 2 - Intake Area - Flash Guard	Textile	Chrysotile
11073-7	07	Barn 2 - Grain Store - Roof	Cement	Chrysotile
11073-8	08	Barn 2 - Grain Store - Gutter/Downpipe	Cement	Chrysotile
11073-9	09	Barn 1 - Rear Guttering	Cement	Chrysotile
11073-10	10	Barn 2 - Grain Store - Side Cladding	Cement	Chrysotile

Sample(s) of material referenced above, have been examined with a stereo microscope, polarised light microscopy and dispersion staining technique as described in the Company's SAS 04 Document that incorporates methods set out in the HSG 248. Opinions/Interpretations are not covered by UKAS Accreditation.

This Company cannot guarantee the quality or the accuracy of the sample details where supplied by a third party. All results apply to samples as received. The referenced sample(s) have been tested/examined and certified in accordance with the terms of the contract/order applicable and unless otherwise stated, conform fully to the standards/specifications quoted. This does not however guarantee the balance of production from which the test sample(s) have been taken from, to be of an equal quality.

# Note: The Material type associated to each sample is purely a subjective opinion of the analyst based on asbestos content and visual appearance of the sample at the time of analysis. This company cannot be held responsible for inaccuracies based on this subjective opinion which falls outside the scope of our UKAS accreditation.

Kova Asbestos Consultants Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.



Analysed and Authorised by:  
 Nicola Brader (Laboratory Manager/Analyst)

# **Appendix 5**

## **Permit and Management**

# ASBESTOS PERMIT TO WORK

Date/s for Works/ Activity:..... Times:.....

## Section 1: Location and description of work

### Section 2: Asbestos Register

2.1 Has the Asbestos Register been reviewed by the staff member/Contractor? Yes / No

2.2 Will the work disturb any asbestos containing material? Yes / No

***If the answer to 2.2 is YES – proceed to Section 3; if NO – proceed to Section 4***

### Section 3: Work on asbestos containing materials

3.1 Contractors competency to work on ACM's been confirmed? Yes / No

3.2 Worked planned in accordance with the requirements of The Control of Asbestos Regulations 2012? Yes / No

3.3 Site Manager informed and given approval? Yes / No

***Work can commence once the above are confirmed***

### Section 4: Activity / Work NEAR asbestos containing materials

4.1 Has a method statement been prepared for the work? Yes / No

***The activity / works can commence once the above is confirmed but must stop immediately if any suspicious materials are discovered***

### Section 5: Approval

Signature: ..... Date:.....

Print Name:..... (Responsible Person)

### Section 6: Staff / Contractor Confirmation

I confirm that the activity / work will be undertaken in accordance with the requirements of this permit and buildings asbestos management plan.

Signature:..... Date:.....

Print Name:..... Company Name:.....

## Appendix 2: Contractor Review of Asbestos Register / Survey

This sheet should be signed by all those carrying out repair/maintenance work on the premises (including voluntary workers or staff) that will involve disturbing the fabric of the premises.

Persons signing this sheet are signing to say that they have seen the Asbestos Register and Management Plan and checked that whether there is any known or presumed asbestos in the area in which they are working. ( Any Refurbishment needs an R&D Survey)

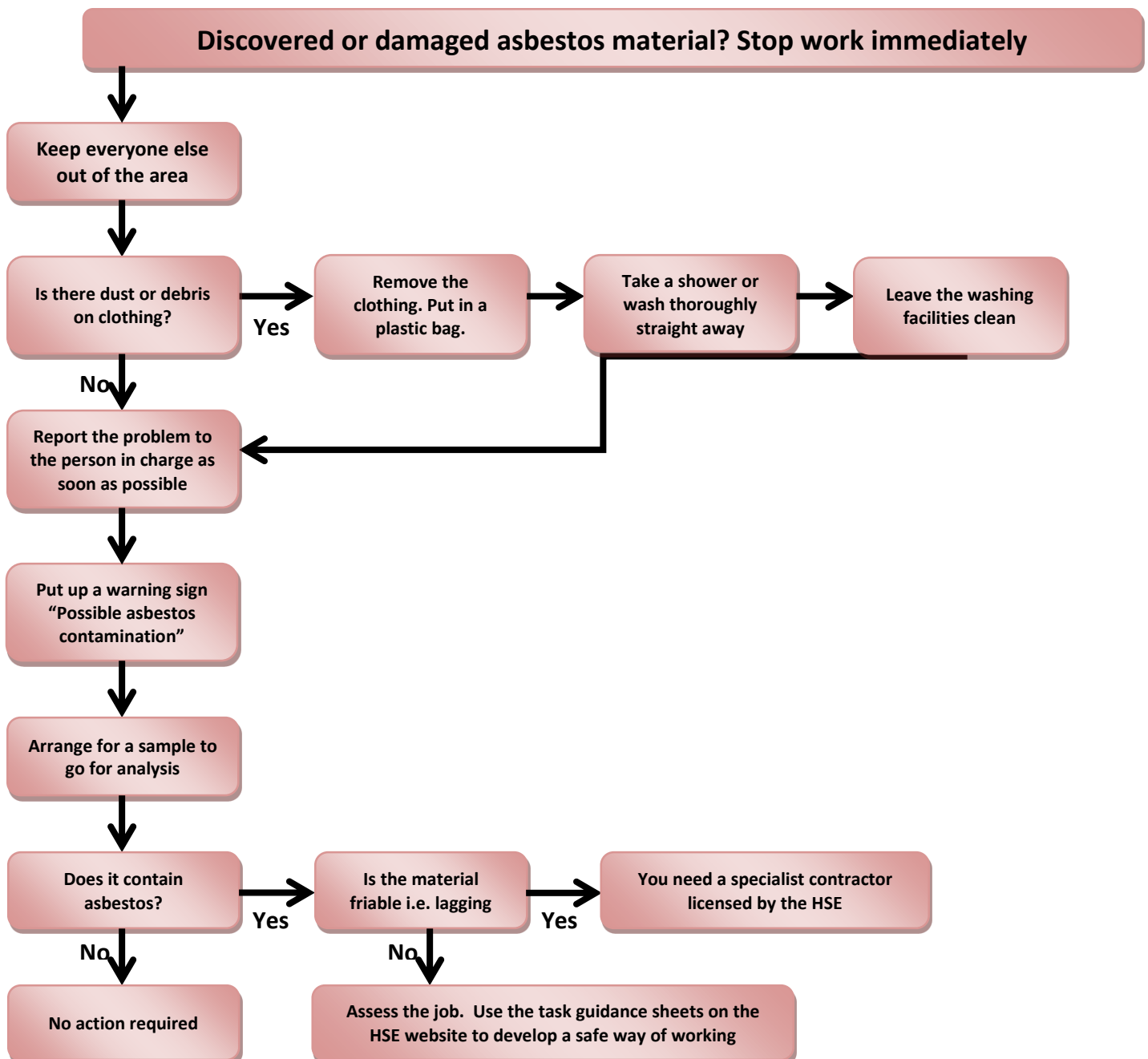
Where an asbestos containing material is suspected, no work should be carried out until all relevant procedures and risk assessments have been carried out as detailed in this plan / Survey Report.

Date	Company	Details of Work	Print Name	Signature

# What to do if you uncover or damage asbestos materials

## Procedures

- Stop work immediately.
- Decide who must do the work – you may need a licensed contractor.
- Minimise the spread of contamination to other areas.
- Keep exposures as low as you can.
- Clean up the contamination.
- Follow the chart below



**END OF REPORT**