



# Asbestos Report

## Targeted Refurbishment Survey

Site: Old Barn  
The Pines, Frostenden Corner, Frostenden,  
Suffolk, NR34 7JA



On Behalf of: Julie Catterall  
Commissioned by: Julie Catterall  
Survey Date: 15/06/2023  
Report Issue Date: 19/09/2023  
Project Number: P-00217  
Surveyor(s): Roger Fleuty  
Assistant Surveyor:

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## 1.0 Executive Summary

An asbestos Refurbishment Survey was undertaken in accordance with HSG 264 – The Asbestos Surveyors Guide, to locate and assess as far as is reasonably practicable all the Asbestos Containing Materials present in the building to allow The Pines, Frostenden to manage the risk and comply with CAR2012.

This inspection is solely for the purpose, of the Duty Holder, satisfying their legal obligations under the Control of Asbestos Regulations 2012. It is not a structural survey.

This report is expressly for the parties named and may not be relied on by any third parties without our express consent in writing.

Site Location	The Pines, Frostenden Corner, Frostenden, Suffolk, NR34 7JA
Site Description	The site comprises of a brick built old barn with lean-to and brick construction shed with cement roof.
Survey Instruction	<p>The survey was undertaken to assist with the compliance of the Control of Asbestos Regulations (CAR) 2012. An Asbestos Refurbishment Survey was undertaken in accordance with HSG 264 – The Asbestos Surveyors Guide.</p> <p>The survey was commissioned by Julie Catterall to carry the survey, as detailed in the Scope of Works.</p> <p>Sample analysis techniques were UKAS accredited in accordance with HSG 248 – Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.</p>
Scope of Works	<p>Undertake a refurbishment survey to the Old Barn only.</p> <p>All normally accessible areas have been inspected. Only visible surfaces have been assessed and only representative subsurface examinations of wall, floor and ceiling surfaces were undertaken.</p> <p>All areas are listed below and identified on the site drawings in 6.0 Site Plans of this survey report.</p>
General Recommendations	<p>The client should ensure, prior to any demolition, refurbishment or any other works to be undertaken, that any asbestos materials identified are not disturbed and removed. It is recommended that a site-specific method statement be produced, in order to safely facilitate the removal of any asbestos containing materials identified.</p> <p>A duty holder should be appointed to coordinate and oversee the management of asbestos identified at the site.</p> <p>The waste generated from asbestos removal should be disposed of in accordance with the Hazardous Waste (England and Wales) (Amendment) Regulations 2009.</p> <p>The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.</p>
<p>This is only a summary only of the asbestos survey findings. It does not provide a definitive analysis for the purposes of costing or construction and is subject to the limitations of this Asbestos Refurbishment Survey.</p>	

### 1.1 Summary of Asbestos Containing Materials

Samples analysed and identified as containing asbestos are summarised below:

VERY LOW				
Floor / Level	Location	Item	Sample ID / Product Type	Recommendation
Ground Floor	001 - Lean-to	Loose cement roof sheets	S001 - Cement Product	Remove under 'Controlled Conditions'
Ground Floor	002 - Barn	Cement Strip	S003 - Cement Product	Remove under 'Controlled Conditions'
Ground Floor	003 - Shed	Cement roof sheets	S004 - Cement Product	Remove under 'Controlled Conditions'

### 1.2 Presumed Asbestos Containing Materials

Floor / Level	Location	Item	Sample ID / Product Type	Recommendation
No presumed asbestos containing materials were found within the scope of the survey				

### 1.3 Areas of No Access or Limited Access

Every effort was made to access all areas of the site. Inaccessible areas should be presumed to contain asbestos containing materials (ACM's) until such time as an inspection can be made that proves otherwise, as required by the Control of Asbestos Regulations 2012.

Refer to 11.0 Survey Limitations.

Floor / Level	Location ID	Item	Reason for No Access / Limited Access
All areas within scope of survey were accessed			

Note: Asbestos should be presumed to be present within all locations not accessed during the survey until a further assessment can be undertaken.

1.4 Suspect Materials Assessed as No Asbestos Content (Sampled or Visually)

Floor / Level	Location ID	Assessment / Item / Product Type
Ground Floor	001 - Lean-to	Visual / Door & Frame / Timber Visual / Floor / Brick Visual / Roof / Pitched timber and tile Visual / Walls / Brick
Ground Floor	002 - Barn	Sample 002 / Bitumen underfelt / Bituminous Product Sample 005 / Bitumen roof underfelt / Bituminous Product Visual / Doors & Frame / Timber Visual / Floor / Concrete Visual / Roof / Pitched timber and tile Visual / Walls / Plastered brick / block / concrete
Ground Floor	003 - Shed	Visual / Doors & Frame / Timber Visual / Floor / Concrete Visual / Walls / Brick
External	001 - Barn	Visual / Doors & Frames / Timber Visual / Roof / Pitched timber and tile Visual / Walls / Brick

## 2.0 Introduction

### 2.1 Survey Instruction

The survey was undertaken to assist with the compliance of the Control of Asbestos Regulations (CAR) 2012. An Asbestos Refurbishment Survey was undertaken in accordance with HSG 264 – The Asbestos Surveyors Guide, as detailed in the Scope of Works detailed in 1.0 Executive Summary of Old Barn only, The Pines on 15/06/2023.

This inspection was undertaken solely for the purpose of the Duty Holder, satisfying their legal obligations under the Control of Asbestos Regulations 2012. It is not a structural survey. This report is expressly for the parties named and may not be relied on by any third parties without our express consent in writing.

Plant and machinery has not been inspected due to operational restrictions.

The Pines, Frostenden must satisfy themselves that none of the plant or machinery contains ACMs by referring to the manufacturer/ supplier.

### 2.2 Aims & Objectives

1. To identify the presence, location and condition of reasonably accessible asbestos containing materials (ACM's).
2. To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.
3. This survey contains a set of Site Plans, Table of Findings and Material Assessments including photographs showing the location of ACMs found on site.
4. An asbestos report and register based on Management Survey methods should not be regarded as a definitive description of all Asbestos Containing Materials within the building identified in this report.

### 2.3 Scope of Works

Undertake a refurbishment survey to the Old Barn only.

### 2.4 Caveats Agreed On Site

No access to inspection below ground level.

3.0 Register of Items

Old Barn / Ground Floor												
Location	Sample ID	Item	Material Type	Extent	Asbestos Type	Condition	Surface Treatment	Material Score	MA Risk Rating	Recommendations	Priority Score	Date Reviewed
001 - Lean-to	S001-CMP	Loose cement roof sheets	Cement Product	10 m <sup>2</sup>	Chrysotile	Medium Damage	Composite, reinforced or bonded	4	4 - Very Low	Remove under 'Controlled Conditions'		
002 - Barn	S005-BTP	Bitumen roof underfelt	Bituminous Product	-	NAD	-	-	-		-		
002 - Barn	S002-BTP	Bitumen underfelt	Bituminous Product	-	NAD	-	-	-		-		
002 - Barn	S003-CMP	Cement Strip	Cement Product	4 lin m	Chrysotile	Low Damage	Composite, reinforced or bonded	3	3 - Very Low	Remove under 'Controlled Conditions'		
003 - Shed	S004-CMP	Cement roof sheets	Cement Product	10 m <sup>2</sup>	Chrysotile	Low Damage	Composite, reinforced or bonded	3	3 - Very Low	Remove under 'Controlled Conditions'		

#### 4.0 Material Assessments & Photographs

Floor:	Ground Floor	Sample Ref:	S001-CMP
		Lab Ref:	B0823/192
Location:	001 - Lean-to	Identification:	Sampled
Reported:	19/09/2023	Asbestos Type:	Chrysotile
Updated:		Condition:	Medium Damage
Quantity:	10 m <sup>2</sup>	Product:	Cement Product
Item	Loose cement roof sheets		
Sample Notes	Discarded damaged roof sheets		
Access:	Can be reached by hand		

Material Assessment (MA) Score		MA Score	MA Risk Rating
Product Type:	1	<b>4</b>	<b>VERY LOW</b>
Extent of Damage:	2		
Surface Treatment:	0		
Asbestos Type:	1		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	Remove under 'Controlled Conditions'
Recommendation Comments:	Any works to be undertaken must be by a Licensed Asbestos Removal Contractor in accordance with the Control of Asbestos Regulations 2012.



Floor:	Ground Floor	Sample Ref:	S003-CMP
		Lab Ref:	B0823/192
Location:	002 - Barn	Identification:	Sampled
Reported:	19/09/2023	Asbestos Type:	Chrysotile
Updated:		Condition:	Low Damage
Quantity:	4 lin m	Product:	Cement Product
Item	Cement Strip		
Sample Notes	Strip along top of wall above doors		
Access:	Can be reached by hand		

Material Assessment (MA) Score		MA Score	MA Risk Rating
Product Type:	1	<b>3</b>	<b>VERY LOW</b>
Extent of Damage:	1		
Surface Treatment:	0		
Asbestos Type:	1		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	Remove under 'Controlled Conditions'
Recommendation Comments:	Any works to be undertaken must be by a Licensed Asbestos Removal Contractor in accordance with the Control of Asbestos Regulations 2012.

Floor:	Ground Floor	Sample Ref:	S002-BTP
		Lab Ref:	B0823/192
Location:	002 - Barn	Identification:	Sampled
Reported:	19/09/2023	Asbestos Type:	NAD
Updated:		Condition:	N/A
Quantity:	50 m <sup>2</sup>	Product:	Bituminous Product
Item	Bitumen underfelt		
Sample Notes	Bitumen underfelt to roof		
Access:	Can be reached by hand		

Material Assessment (MA) Score		MA Score	MA Risk Rating
Product Type:	N/A	<b>0</b>	-
Extent of Damage:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	N/A		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	No Action Required
Recommendation Comments:	No asbestos detected in sample

Floor:	Ground Floor	Sample Ref:	S005-BTP
		Lab Ref:	B0823/192
Location:	002 - Barn	Identification:	Sampled
Reported:	19/09/2023	Asbestos Type:	NAD
Updated:		Condition:	N/A
Quantity:	16 lin m	Product:	Bituminous Product
Item:	Bitumen roof underfelt		
Sample Notes:	Bitumen underfelt along top of wall		
Access:	Can be reached by hand		

Material Assessment (MA) Score		MA Score	MA Risk Rating
Product Type:	N/A	<b>0</b>	-
Extent of Damage:	N/A		
Surface Treatment:	N/A		
Asbestos Type:	N/A		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	No Action Required
Recommendation Comments:	No asbestos detected in sample

Floor:	Ground Floor	Sample Ref:	S004-CMP
		Lab Ref:	B0823/192
Location:	003 - Shed	Identification:	Sampled
Reported:	19/09/2023	Asbestos Type:	Chrysotile
Updated:		Condition:	Low Damage
Quantity:	10 m <sup>2</sup>	Product:	Cement Product
Item	Cement roof sheets		
Sample Notes	Corrugated sheets to roof		
Access:	Can be reached by hand		

Material Assessment (MA) Score		MA Score	MA Risk Rating
Product Type:	1	<b>3</b>	<b>VERY LOW</b>
Extent of Damage:	1		
Surface Treatment:	0		
Asbestos Type:	1		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	Remove under 'Controlled Conditions'
Recommendation Comments:	Any works to be undertaken must be by a Licensed Asbestos Removal Contractor in accordance with the Control of Asbestos Regulations 2012.

## 5.0 Certificate(s) of Analysis

Copies of the certificate(s) of analysis provided by are attached.



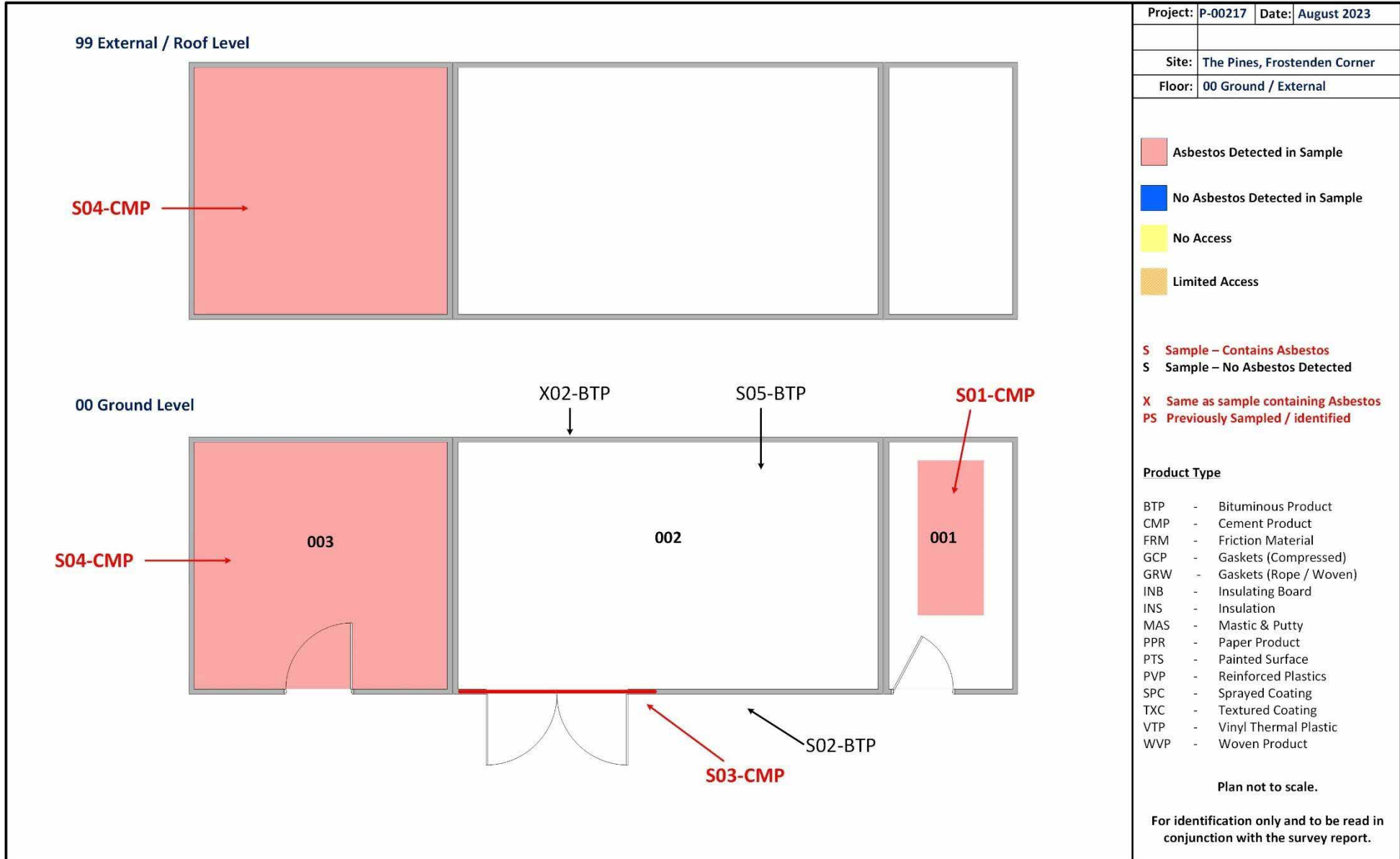
ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA  
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Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



2794

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES					
ENV BULK REF:	B0823/192	DATE SAMPLED:	15.08.2023	NO. OF SAMPLES:	5
CLIENT REF:	P-00217	DATE RECEIVED:	17.08.2023	SAMPLED BY:	Roger Fleuty
SURVEY REF:	N/A	DATE ANALYSED:	21.08.2023	ANALYST:	Jack Tandy
CLIENT:		DATE ISSUED:	22.08.2023	AUTHORISED BY:	Jack Tandy
RSFSS Support Services 64 London Road Wrentham Suffolk NR34 7HH		SITE: The Pines Frostenden Corner Suffolk NR34 7JA			
<p>* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. 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. Samples are retained for 6 months. Reports are retained for 6 years.</p>					
SAMPLE NO.	SAMPLE TYPE	LOCATION/ DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
S001-CMP	Not known	The Pines, Old Barn, 01 Lean-to - Loose cement roof sheets - Cement product	Cement	Chrysotile (White) asbestos	
S002-BIT	Not known	The Pines, Old Barn, 02 Barn - Bitumen underfelt to top of wall - Bitumen product	Bitumen felt	Asbestos not detected	
S003-CMP	Not known	The Pines, Old Barn, 02 Barn - Cement strip along top of wall - Cement product	Cement	Chrysotile (White) asbestos	
S004-CMP	Not known	The Pines, Old Barn, 03 Brick shed - Cement roof sheets - Cement product	Cement	Chrysotile (White) asbestos	
S005-CMP	Not known	The Pines, Old Barn, 02 Barn - Bitumen underfelt - Bitumen product	Bitumen felt	Asbestos not detected	

## 6.0 Site Plans





## 7.0 Recommendations

### 7.1 Summary

This Refurbishment Survey report, undertaken on behalf of The Pines, Frostenden, details the asbestos containing materials identified, its approximate extent and its priority risk rating, these details, along with our recommendations are contained within:

- 1.1 Summary of Asbestos Containing Materials
- 1.2 Presumed Asbestos Containing Materials
- 4.0 Material Assessments & Photographs

### 7.2 General

Any maintenance being carried out on any of the buildings containing Asbestos must be planned to use the Asbestos Register. If asbestos removal is required, then a site-specific asbestos removal plan of work, risk assessment and method statement shall be produced to facilitate any asbestos removal works. This is to enable the contractor and/ or employees to work in accordance with the Control of Asbestos Regulations 2012 and the approved Codes of Working Practice.

Any waste generated from asbestos removal will be notified and disposed of in accordance with the Hazardous Waste (England & Wales) Regulations 2005.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of any waste from the site in line with the obligations of the Environmental Protection Act 1990.

Where asbestos insulation materials are removed, the duty holder should ensure that non-asbestos replacement materials are installed to maintain fire proofing.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a management plan is produced, and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

### 7.3 Further Investigation

To continue to fulfil the duty of care, the Register must be kept up to date and any alteration in the condition or removal of any ACMs monitored, noted and the Register updated. The risk assessment scores are based on the current levels of occupancy and activity. If there is any material change the scores must be reviewed and the risk reassessed.

Prior to the application of an Asbestos Pre-Refurbishment / Demolition Survey, all areas of the site should be approached with caution during any future works, all contractors must have an appropriate written risk assessment and method statement in place such that if suspected asbestos materials are encountered, a sample can be taken to confirm the nature of the material prior to any work in that area.

#### 7.4 Asbestos Management Plan

Following this survey, a Management plan must now be implemented and communicated to employees, contractors and visiting personnel for the risks to health from the ACMs and also establish a safe system for all future works involving the ACMs.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan.

Clearly in managing any asbestos risks, there are many options available and the recommendations made in this report have considered factors known to the Surveyor at the time of survey.

Areas highlighted in 1.3 Areas of No Access or Limited Access as areas of 'No-access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

The Asbestos Management Plan should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'No-access' as stated in 1.3 Areas of No Access or Limited Access. (e.g. permit to work system, appropriate risk assessments)

It is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an Asbestos Management Plan for the building(s) and must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: A Comprehensive Guide to Managing Asbestos in Premises, considering factors such as:

Normal Occupant Activity	assessment based upon the interaction of occupants and the area being assessed.
Likelihood of disturbance	assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
Human Exposure Potential	assessment based upon number of occupants, frequency of use and duration of use.
Maintenance Activity	assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.

RSF Support Services can assist in the process of risk assessment to further develop the Asbestos Management Plan in accordance with L127 and HSG 227.

## 8.0 Quality Assurance

This survey was undertaken to assist with compliance with the Control of Asbestos Regulations 2012 and in accordance with HSG 264 – The Asbestos Surveyors Guide.

The survey was carried out by Roger Fleuty of RSF Support Services and was commissioned by The Pines, Frostenden to carry out the Refurbishment Survey, as detailed in the Scope of Works detailed in **1.0 Executive Summary** of Old Barn, The Pines on 19/09/2023.

**Surveyor Signature**



**Print Name:** Roger Fleuty

**Date:** 19/09/2023

## 9.0 Glossary of Terms

ACM	Asbestos Containing Material
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
CAR 2012	Control of Asbestos Regulations 2012
EA	Environment Agency
HSE	Health and Safety Executive
HSG	Health and Safety Guidance
MMMF	Machine Made Mineral Fibre
NADIS	No Asbestos Detected in Sample
UKAS	United Kingdom Accreditation Service

## 10.0 Relevant Legislation & Guidance

### 10.1 Relevant legislation

Regulation 4 of the Control of Asbestos Regulation 2012 applies to those who have responsibilities for the maintenance and repair of non-domestic premises where asbestos-containing materials are or are likely to be present in those premises.

The regulation requires taking reasonable steps to find asbestos containing materials in premises and checking their condition: presuming materials contain asbestos unless there is strong up-to-date evidence that they do not.

The duty holder must ensure that the risk from the asbestos is assessed, that a written plan identifying where that asbestos is located is prepared and that measures to manage the risk from the asbestos that are set out in the plan are implemented. Other parties have a legal duty to co-operate with the duty holder.

Relevant legislation:

- The Health and Safety at Work Act etc. 1974
- The Control of Asbestos Regulation 2012
- Construction (Design and Management) Regulations 2015;
- Control of Substances Hazardous to Health Regulations 2002
- Management of Health and safety at Work Regulations 1999
- Hazardous Waste Regulations 2005;
- Working at Height Regulations 2005
- Confined Spaces Regulations 1997.

### 10.2 Relevant Guidance

Approved Codes of Practice and Guidance Notes, which are available to buy or free download from [hse.gov.uk](http://hse.gov.uk):

- L 143 Managing and working with asbestos. Control of Asbestos Regulations 2012.
- HSG 248 Asbestos: The analysts' guide for sampling and clearance procedures
- HSG 264 Asbestos the survey guide
- HSG 127 A comprehensive guide to Managing Asbestos in Buildings
- HSG 247 Asbestos: The Licensed Contractors' Guide
- HSG 210 Asbestos Essentials Task Manuals
- HSG 213 Introduction to Asbestos Essentials
- HSG 53 Respiratory Protective Equipment at Work amended 2010

## 11.0 Survey Limitations

Whilst the surveyors made every effort, RSF Support Services cannot guarantee that all asbestos containing materials have been identified, or that survey results are definitive.

Specific areas of the site where suitable access was not available are recorded in Section 1.3 Areas of No Access or Limited Access.

A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with CAR 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.

The surveyor(s) were briefed on site so that a strategy for the survey and any sampling could be agreed between the parties. During the survey, any suspected Asbestos Containing Materials (ACMs) were sampled taking account of the extent of the ACMs so that a balanced representation of the materials present could be obtained. Where there were areas which could cause doubt, samples were taken anyway.

Pre-Refurbishment surveys are used to locate and describe, as far as reasonably practicable, all ACMs in the building. This may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs to estimate the volume and surface area of ACMs are made.

This type of survey is not intended as a scope of works for asbestos removal but designed to be used as a basis for tendering for the removal of ACMs from the building before demolition or major refurbishment.

It was not practical to expose the entire fabric of the building and its contents; therefore, some asbestos materials may have remained obscured at the time of the survey.

Unless otherwise stated the following locations would not normally be included in the scope of an Asbestos Pre-Refurbishment Survey.

Areas may include:

- Behind all solid walls
- Concealed or Bricked up or concealed voids / risers.
- Within all live electrical cabinets, switch, fuse and distribution boxes (which have not been isolated)
- Concealed pipe and tank gaskets
- Items buried beneath concrete floors or live services under floor
- Within any live plant, equipment and boiler castings
- Within any live ventilation / extraction / heating and floor ducts
- Above or behind any fixed asbestos insulation board ceiling or wall panels, unless otherwise stated
- Within lift motors/machinery unless otherwise stated

Following all coring operations and destructive sampling, the area and materials were left in a stable condition

## 12.0 Methodology & Limitations

The Scope of Work for the survey was agreed with The Pines, Frostenden and RSF Support Services prior to the survey being undertaken in accordance with HSE publication HSG 264 Asbestos: The Survey Guide.

The survey involved a thorough visual examination of all accessible building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs.

Materials suspected of containing asbestos were analysed in line with our appointed UKAS accredited laboratory. Duplicate materials not sampled, have been cross-referenced to similar samples.

Access for the surveyor may be restricted if arrangements cannot be confirmed beforehand for reasons beyond the surveyors control such as height, inconvenience to others, immovable obstacles or confined spaces. Where electrical, gas, water or other equipment is to be examined as part of the survey or impacts on the survey, no access will be attempted until evidence of safe isolation has been provided.

Every effort was made during the survey to identify and establish the presence/absence of asbestos-based material and their location. However, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk to our surveyors or where access could not be gained.

Asbestos should be presumed to be present until a further assessment can be carried out as it is frequently concealed within the structural fabric of a building and its structures to which access was not reasonably practical at the time of the survey. Therefore, these are deemed outside the scope of a management survey. This applies to any suspect material that subsequently becomes exposed as a result of any demolition procedures. Consequently, no such survey should be considered definitive and further investigations are recommended in conjunction with any remedial, major or minor refurbishment or demolition work.

Where a survey is carried out under the guidance of the client or his representative, then the scope of work of the survey will be as per their instructions and guidance at the time and will supersede any previously agreed scope of works.

Any areas or surfaces that would require the removal or relocation of carpets, furniture, fixed blinds/curtains, fixtures or fittings have not been subject to inspection unless specifically instructed and mentioned elsewhere within this report.

A limited inspection only, has been carried out of pipework, concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of residue to pipework, which is not readily visible or would require removal of insulation, was considered outside the scope of this survey.

Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report. Where asbestos removal works have been previously undertaken it is possible that microscopic asbestos debris may remain.

ACM's may be hidden or obscured by other items or covered by one or more finishes (over boarded), which may impair its detection. Asbestos containing materials may be hidden within the structure of the building and may not become visible until the building is dismantled. Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

Analysis under Polarised Light Microscopy of textured coating samples may not always reveal the presence of asbestos due to the variable consistency of asbestos within such coatings; this can lead to a large variance in the probability of identifying asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely by RSF Support Services unless specifically requested.

It is understood that RSF Support Services undertook the survey on the basis that the land on which the building or structure stands including surrounding land is not contaminated.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Unless specifically identified within the report, no responsibility can be accepted by RSF Support Services for non-systematic or random use of asbestos within the property.

Recommendations contained within this report are based upon the Material Assessment only. Should any changes occur to the usage of a location then a revised assessment should be undertaken. It should be noted that the recommendation is based on controlling the material score and that consideration should also be given to controlling the priority score through actions such as restricting access etc.

It is understood and agreed that no survey can guarantee that all asbestos present in a building has been identified. RSF Support Services do not accept any liability for financial loss, injury, damage or penalty issues if there is a negligent misstatement in respect of those specific areas identified as having been tested and or investigated.

Where no plans were provided, plans have been drawn up on site by our surveyor(s), who have designated room names and numbers. These drawings may not be accurate and should not be used for scaling purposes.

RSF Support Services cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos. Owing to the nature and necessity of sampling for asbestos, some damage is unavoidable, but every effort has been made to limit it to that which was necessary for the taking of the sample.

RSF Support Services will not accept any form of liability for claims arising from pollution or contamination of any kind associated from works or operations as detailed in the scope of the survey works.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope of Works for that item.

Lift shafts, plant rooms or similar which require the attendance of a specialist engineer are not inspected for any type of survey, unless there has been a specialist engineer present to ensure compliance with Health and Safety guidelines and ensure the integrity of the equipment.



## 13.0 Risk Assessment

### 13.1. Material Assessment Algorithm

The material risk assessment algorithm, shown below, is detailed within HSG 264 and is a requirement for identifying areas of concern in order to develop an Asbestos Management Plan as required by the Control of Asbestos Regulations 2012. This is evaluated using four categories: high, medium, low and very low.

The four main parameters which determine the amount of fibre release from an ACM when subject to a standard disturbance are listed in the table below.

Material Assessment Algorithm

Product type (or debris from product)	Reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, cements, etc)	1
	AIB, millboards, other low density insulating boards, textiles, gaskets, ropes, woven textiles, paper and felt	2
	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage / deterioration (Condition)	Good condition: No visible damage	0
	Low damage: A few scratches or surface marks, broken edge to boards, etc	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	High damage: or delamination of materials, spray and thermal insulation. Visible asbestos debris	3
Surface treatment	Composite materials, reinforced plastics, resins, vinyl tiles	0
	Enclosed sprays and lagging, encapsulated AIB, cement, etc	1
	Unsealed AIB, encapsulated laggings or sprays	2
	Unsealed lagging or spray	3
Asbestos fibre type	No Asbestos Detected (No potential to release asbestos fibres).	0
	Chrysotile	1
	Amosite	2
	Crocidolite	3
	Total Score	

The purpose of the material assessment is to establish the relative ability of various types of ACM's to release fibres into the air, should they be disturbed. The type of fibre is also considered.

A simple four parameter additive algorithm is used to assess the likely magnitude of release from the material, given a standard disturbance.

This is evaluated using four categories: high, medium, low and very low.

Score	Potential to release fibres
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

### 13.2 Priority Assessments

The Control of Asbestos Regulations 2012 (CAR 2012) stipulates under Regulation 4, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment of the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

In accordance with Regulation 4 of (CAR 2012), it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: A Comprehensive Guide to Managing Asbestos in Premises.

Normal Occupant Activity:	Assessment based upon the interaction of occupants and the area being assessed.
Likelihood of disturbance:	Assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
Human Exposure Potential:	Assessment based upon number of occupants, frequency of use and duration of use.
Maintenance Activity:	Assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.