

Asbestos Refurbishment & Demolition Survey Report

**Willett Hill Depot
Lydeard St Lawrence
Taunton
Somerset
TA4 3QB**



Refurbishment and Demolition Asbestos Survey Report

CONTENTS

i Authorisation

1.0 Figure 1 Site Drawings

2.0 Summary Table
Executive Summary

3.0 Introduction
Scope and Purpose
Other Health and Safety Regulations
Sources of Data
Representative Sampling
Figures
Data Sheets
Material Assessment Scores

4.0 Caveats

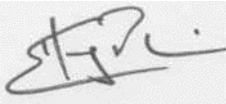


5.0 References

APPENDICES

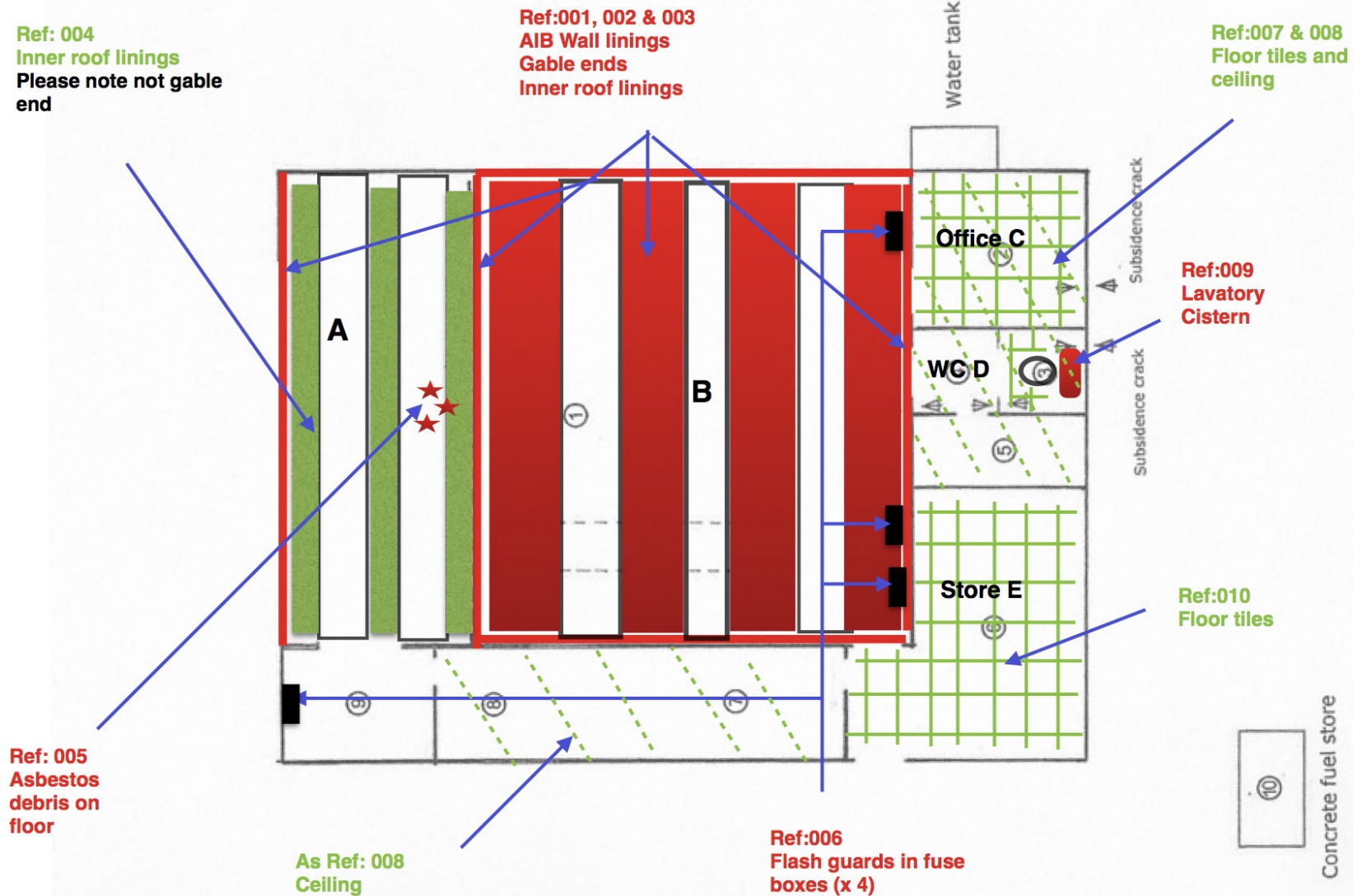
Appendix A Data Sheets

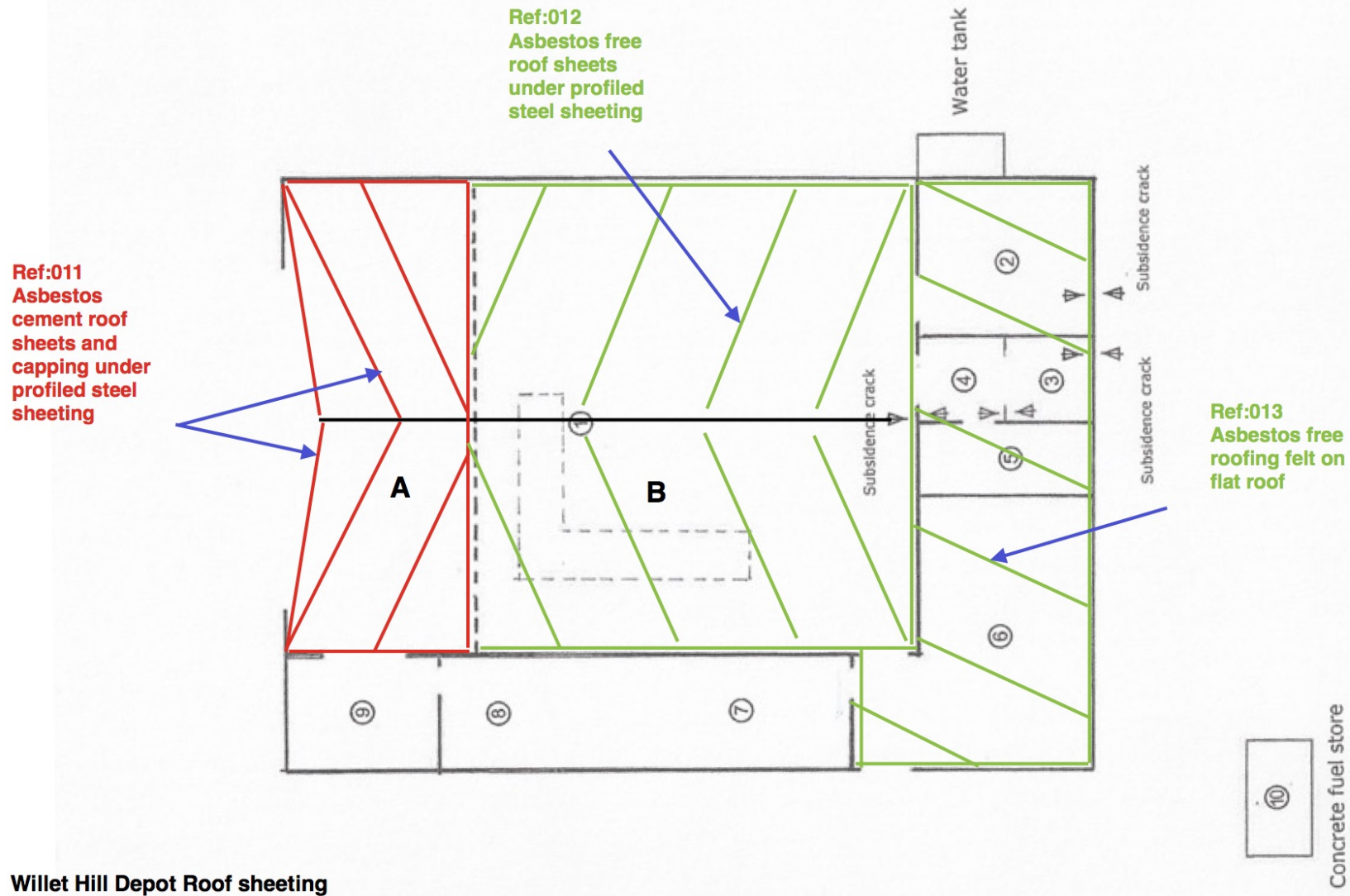
Appendix B Results of Laboratory Testing
Bulk Sample Identification & Accreditation Certificates

AUTHORISATION

Report Status:		ISSUED 23 May 2017	
Report Reference:		9492	
Name		Signature	Date
Surveyor:	Henry Parkin & No Assistant surveyor		23 May 2017
Compiled by:	Henry Parkin		23 May 2017
Reviewed by:	Henry Parkin		23 May 2017

- This report has been prepared within the quality management system of Technicon Environmental Services Ltd.
- It complies with all current HSG264 requirements.





Willett Hill Depot Roof sheeting

2.0 Summary Table

The following table **details** the key findings and associated recommendations for each of the samples taken. Further details are contained in the various Data Sheets in Appendix A.
Text in red denotes positive asbestos samples.



Site I.D:	9492	Name of Client:	Forestry Commission	Date of Survey:	23 May 2017
Lead Surveyor:	Henry Parkin	Name of Property:	Willett Hill Depot		
POSITIVE ASBESTOS SAMPLE - Samples Taken			Asbestos Type: Chrysotile(White), Amosite(Brown), Crocidolite(Blue)		

Sample No.	001	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments The inner wall linings to Area B of the Workshop is asbestos insulation board (AIB). The inner roof linings and gable ends are also AIB.	
Room Area	Area B	Description of Location	Wall lining		
Product Description	Insulation Board	Asbestos Type	Amosite		
Approx Quantity	200.00m2	HSE Notifiable	Yes		
Sample No.	011	Building (Floor)	Willett Hill Depot (External)	Comments The roof sheets over Area A of the workshop are asbestos cement. The sheets have been overlaid with profiled metal sheeting. There are the original asbestos cement capping sections on the front of the building.	
Room Area	Roof Area A	Description of Location	Roof		
Product Description	Roof Sheet	Asbestos Type	Chrysotile		
Approx Quantity	75.00m2	HSE Notifiable	No		

2.0 Summary Table


The following table **details** the key findings and associated recommendations for each of the samples taken. Further details are contained in the various Data Sheets in Appendix A.

Site I.D:	9492	Name of Client:	Forestry Commission	Date of Survey:	23 May 2017
Lead Surveyor:	Henry Parkin	Name of Property:	Willett Hill Depot		
ASSUMED ASBESTOS SAMPLE - No Samples Taken			Asbestos Type: Chrysotile(White), Amosite(Brown), Crocidolite(Blue)		

Sample No.	002	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments The inner wall linings to the gable ends (both ends) and the triangular partition at high level between Areas A & B of the workshop are asbestos insulation board (AIB)	
Room Area	Area B	Description of Location	Wall lining		
Product Description	Insulation Board	Asbestos Type	Amosite		
Approx Quantity	85.00m2	HSE Notifiable	Yes		
Sample No.	003	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments The inner roof lining to Area B of the workshop is asbestos insulation board (AIB). The inner wall linings to this area and the linings to the gable ends are also AIB.	
Room Area	Area B	Description of Location	Roof lining		
Product Description	Insulation Board	Asbestos Type	Amosite		
Approx Quantity	90.00m2	HSE Notifiable	Yes		

Sample No.	005	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments	
Room Area	Area A	Description of Location	Dust/debris	There are small amounts of AIB and asbestos cement debris on the floor of Area A of the workshop.	
Product Description	Insulation Board	Asbestos Type	Amosite		
Approx Quantity	N/A	HSE Notifiable	Yes		


Sample No.	006	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments	
Room Area	Area B	Description of Location	Flash Guard	There are asbestos woven flash guards in four fuse boxes. Three of the fuse boxes are on the rear wall of Area B in the workshop. Please see drawing for all four locations.	
Product Description	Woven textile	Asbestos Type	Chrysotile		
Approx Quantity	N/A	HSE Notifiable	No		


Sample No.	009	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments	
Room Area	WC	Description of Location	Toilet Cistern	The lavatory cistern is is asbestos containing.	
Product Description	Toilet Cistern	Asbestos Type	Amosite		
Approx Quantity	N/A	HSE Notifiable	No		

2.0 Summary Table

The following table **details** the key findings and associated recommendations for each of the samples taken. Further details are contained in the various Data Sheets in Appendix A.
Text in green denotes negative asbestos samples.

Site I.D:	9492	Name of Client:	Forestry Commission	Date of Survey:	23 May 2017
Lead Surveyor:	Henry Parkin	Name of Property:	Willett Hill Depot		
NEGATIVE ASBESTOS SAMPLE- Samples Taken			Asbestos Type: NAD = No Asbestos Detected		

Sample No.	004	Building (Floor)	Willett Hill Depot (Ground Floor)	<div>Comments</div> <div>The inner roof lining to Area A of the Workshop is asbestos free . However the inner wall lining to the gable end and the partition triangle at high level between Areas A & B is also AIB.</div>	
Room Area	Area A	Description of Location	Roof lining		
Product Description	No ACMs	Asbestos Type	Not Applicable		
Approx Quantity	N/A	HSE Notifiable	N/A		


Sample No.	007	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments	
Room Area	Office C	Description of Location	Floor tile		
Product Description	No ACMs	Asbestos Type	Not Applicable		
Approx Quantity	N/A	HSE Notifiable	N/A		

Forestry Commission - Willett Hill Depot

Sample No.	008	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments	
Room Area	Office C	Description of Location	Ceiling		
Product Description	No ACMs	Asbestos Type	Not Applicable		
Approx Quantity	N/A	HSE Notifiable	N/A		

Sample No.	010	Building (Floor)	Willett Hill Depot (Ground Floor)	Comments	
Room Area	Store E	Description of Location	Floor tile		
Product Description	No ACMs	Asbestos Type	Not Applicable		
Approx Quantity	N/A	HSE Notifiable	N/A		

Sample No.	012	Building (Floor)	Willett Hill Depot (External)	Comments	
Room Area	Roof Area B	Description of Location	Roof		
Product Description	No ACMs	Asbestos Type	Not Applicable		
Approx Quantity	N/A	HSE Notifiable	N/A		

Sample No.	013	Building (Floor)	Willett Hill Depot (External)	Comments The roofing felt on the flat roof to the rear of the property is asbestos free.	
Room Area	Flat roof	Description of Location	Roofing felt		
Product Description	No ACMs	Asbestos Type	Not Applicable		
Approx Quantity	N/A	HSE Notifiable	N/A		

Executive Summary

The property is a purpose built workshop with an office and WC to the rear and storage to the side of the building. For the purposes of the survey the main workshop has been identified as Areas A & B. Area B has an inner wall lining and inner roof lining of asbestos insulation board. The inner lining to the gable ends and the partition triangle between Areas A & B at high level is also AIB. There is some AIB debris on the floor. The original roof to area A is asbestos cement, this has been overlaid with profiled metal sheeting. The inner roof linings to Area A are not asbestos containing. The original roof to Area B is asbestos free and has been overlaid with profiled steel sheeting. There are asbestos woven flash guards in four fuseboxes. Please see drawing for locations. The roofing felt on the flat roof is asbestos free. There is an asbestos containing lavatory cistern in the WC and the grey and red floor tiles are asbestos free as is the ceiling of Office C and WC D. The same non asbestos ceiling is in the lean-to store at the side of the building.

This **refurbishment/demolition survey** has been carried out to the areas to be affected by proposed refurbishment works at **Willett Hill Depot Lydeard St Lawrence, Taunton, Somerset, TA4 3QB** in accordance with the requirements of Regulation 4 'The Duty to Manage Asbestos' in non-domestic buildings of the Control of Asbestos Regulations 2012. The extent of the survey included the examination of each room, cupboard, duct case, beam boxing, wall/ceiling/floor construction and all roof voids where accessible. All rooms within the building(s) have been entered and checked for asbestos containing materials unless otherwise stated. All rooms are of either brick, block work, stone, flint, plasterboard to studwork, plaster on laths, ply, wood or fibreboard construction or a combination of any of the said items unless otherwise identified as asbestos.

Building Reference	Asbestos Found	Total number of ACM's Found	Total number of Asbestos Assumed
Willett Hill Depot	Yes	7	5

Removal Summary		
Number of Licensable Materials (Removal only by a licensed asbestos removal contractor)	Number of Non Licensable Materials (Removal by a Licensed asbestos removal contractor or a suitably trained general contractor)	Number of Notifiable Non Licensable Materials (Removal by a Licensed asbestos removal contractor or a suitably trained general contractor)
4	3	0

3.0 Introduction

The property is a purpose built workshop with office to the rear and storage to the side of the building. Date of construction is unknown.

Scope and Purpose

- 3.1 Forestry Commission** has commissioned **Technicon Environmental Services Ltd** to undertake a Refurbishment and Demolition Asbestos Survey of **Willett Hill Depot Lydeard St Lawrence, Taunton, Somerset, TA4 3QB**. The aim of the survey was to locate and identify the presence of ACM's and is limited to those areas only that are to be subject to disturbance during proposed refurbishment works. This report provides a record of ACM's and is based on information made available on **23 May 2017**. NB – machinery, floor slabs, below ground drainage, foundations and hardstandings to the premises have not been penetrated or accessed.

Refurbishment and Demolition Survey - Full Access sampling and identification survey (pre-demolition/major refurbishment survey)

A full-access intrusive asbestos survey, to include investigations into reasonably accessible sealed voids and the fabric of the building.

This survey shall include breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos. This is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged. A Refurbishment and Demolition survey shall only be carried out if safe to do so - for example if there are live services inside a building, Refurbishment and Demolition access may not be possible to certain areas and may require a further visit in the future.

This survey type shall result in a more accurate survey, but will again take more time and hence entail a greater cost. In addition, an asbestos register is not included in this type of survey, as it is presumed that all asbestos materials identified are to be removed to facilitate demolition/refurbishment works. There is still a chance that some asbestos containing material may not be identified if they are in sealed voids or highly inaccessible areas. These may only be found at the time of demolition/refurbishment.

This particular survey comprised a **Refurbishment and Demolition Full Access Survey** and carried out in accordance with the Health and Safety Executive's guidance document HSG264 and Technicon Environmental Services Ltd's standard Terms and Conditions. This means that:

- As far as reasonably practicable we have located and described all ACM's in all reasonably accessible areas of the building likely to be disturbed.
- A sampling programme was undertaken to identify possible ACM's
- A record of the ACM's is produced.

3.2 The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who will be working at **Willett Hill Depot Lydeard St Lawrence, Taunton, Somerset, TA4 3QB** are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan for the removal of ACMs. Prior to commencement of work.

Other Health & Safety Regulations

3.3 Under Section 2 of the Health and Safety at Work etc. Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

3.4 Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve removal of asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information on the location of asbestos is made available to all personnel

3.5 This report can be used as a reference to assist the client in fulfilling its duties and obligations under present regulatory framework.

Sources of Data

- 3.6 No information was available from the client concerning the location of asbestos-containing materials within the buildings on the site.

Inspection, sampling and testing

- 3.7 **Technicon Environmental Services Ltd** carried out an inspection of the buildings on **23 May 2017**. The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable.
- 3.8 Based on the findings of the inspection, **8** representative bulk samples of materials suspected of containing asbestos were recovered from the site on **23 May 2017**. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264, published by the Health & Safety Executive.
- 3.9 Analysis of the recovered samples was carried out by **REC Asbestos South West** in accordance with HSG248 Asbestos: The Analysts Guide, published by the Health & Safety Executive. **REC Asbestos South West** are accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.
- 3.10 The results of the laboratory testing for all recovered samples are presented at Appendix B.

Typical sources considered

- 3.11 The inspection work undertaken by **Technicon Environmental Services Ltd** has taken account of the typical sources of asbestos found in other similar buildings, of a similar age.
- 3.12 Asbestos has been added to many different building materials over the past century to improve their thermal, insulation and strength properties. The commercial use of asbestos began in the late nineteenth century and increased steadily until the 1940s. After World War II, asbestos was used extensively in buildings, particularly during the 1950s, 1960s and 1970s.
- 3.13 In 1999 the Government banned the import, supplies and use of all forms of materials containing asbestos.
- 3.14 The site drawing and data sheets may show that some rooms contain no entry of samples taken. This means that from past history of ACM's and the experience of the surveyor it is deemed that no visual ACM's were found in that room. It will be accepted that all rooms will have been examined for ACM's during this survey unless they are identified as excluded from the survey.

Figures

3.15 Figure 1 presented at the beginning of this document shows the locations of all of the samples that were recovered for testing purposes. Where the laboratory analysis for a particular sample (as shown in Appendix B) identifies the presence of asbestos, the corresponding sample location is shown on the relevant Figure in red. Conversely, where a laboratory analysis indicates that asbestos is not present in the sample, the sample location is shown on the relevant Figure in green. Material considered to contain asbestos where no laboratory analysis has been carried out is identified in yellow. The locations of all materials that were sampled/identified during the survey are shown in Figure 1.

Data Sheets

The data sheets in Appendix A summarise the information obtained from the inspection, sampling and testing work carried out. The information provided on the Data Sheets includes:

- A photograph of the material and identifying sample reference number
- A Material Assessment Score
- Approximate quantities of the sampled material where positive
- Details of the product type and its condition

In accordance with HSG264 no occupant activity, disturbance, exposure, maintenance or future management details are included on the data sheets for Refurbishment and Demolition Surveys as it is presumed that all asbestos containing materials will be removed as part of the planned demolition or refurbishment works.

The reader is reminded of the significance of the colour coding that is adopted on the Data Sheets, as follows:

Red	Laboratory analysis shows that asbestos is present in the recovered sample.
Yellow	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is considered likely that asbestos is present .
Green	Laboratory analysis shows that asbestos is not present in the recovered sample.

Product Type

3.19 The **Product Type** or product debris is classified into one of the following:

- 1 Asbestos - reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.).
- 2 Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt.
- 3 Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing

Condition

3.20 The **Condition** of materials containing asbestos is classified into one of the following:

- 0 Material that is intact, without damage or disturbance - good condition is generally achieved in moulded, encased or preformed products, where the moulding has not been damaged, cracked or broken. A good condition would normally be assigned to pipe lagging or asbestos insulating board that is fully sealed, and may also be assigned where an asbestos material has been over-clad or encapsulated with a resistant covering of non-asbestos material
- 1 Only minor damage, scratches or surface marks; no damaged material has fallen off or broken away. Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
- 2 Medium damage, disturbed or broken material, giving rise to visible loose asbestos fibres
- 3 High degree of damage, disturbed or broken material giving rise to visible asbestos debris. Some material has become detached from the parent material.

- 3.21** It should be noted that the surface treatment of the material would also affect its condition. For example, asbestos insulation board that has received a layer of paint will be less likely to release fibres than unpainted asbestos insulation board.

Surface Treatment

- 3.22** The **Surface Treatment** of asbestos-containing material is an important indicator of risk, since it determines the amount of asbestos fibre that would be released into the atmosphere if the material were to be disturbed. The **Surface Treatment** of asbestos material is classified as follows:

- 0 Asbestos fibres are well bonded and difficult to remove. Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, etc
- 1 Asbestos fibres are enclosed by sprays or lagging. Asbestos insulation board with painted or encapsulated surfaces. Asbestos cement sheeting. Textured Coatings
- 2 The asbestos-containing material is unsealed asbestos insulation board or consists of encapsulated lagging or sprays.
- 3 The asbestos-containing material is unsealed lagging or sprays

Asbestos Type

- 3.23** For the purpose of the risk assessments described here, the **Asbestos Type** is classified as follows:

- 1 Chrysotile
- 2 Amphibole excluding Crocidolite
- 3 Crocidolite

Material Assessment Score – Positive Samples only

3.24 The Material Assessment Score is derived by adding together the above classification numbers and assigning the scores High, Medium and Low as follows:

High	Material Assessment Score of 10 or more. The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All fallen asbestos debris and loose surface material is assigned a high risk rating, because any disturbance of materials is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.
Medium	Material Assessment Score of between 7 and 9. The asbestos-containing material is in a location or in a condition that requires remedial action. The action may entail minor repairs to damaged surfaces or encapsulation of exposed asbestos surfaces. Following the remedial measures, the Material Assessment Score may be reduced to Low. However, in the long term it is recommended that all materials in this risk category should be removed as soon as possible.
Low	Material Assessment Score of between 5 and 6. The asbestos-containing material is in a condition or in a location that does not create a significant health risk, provided that it remains undisturbed. A Low Material Assessment Score applies only if there is little or no risk of disturbance. However, changes in work methods, or building use could change this assessment. The Material Assessment Score could increase to High if it were decided to carry out building works that would disturb the material.
Very Low	Material Assessment Score of 4 or less. The asbestos-containing material is in a condition or form that represents a very low risk to health, provided that it remains undisturbed. Examples include composite resin products where the asbestos fibres are securely bound into the product.

4.0 Caveats

- 4.1** All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Whilst every attempt has been made to sample representative potential asbestos containing materials it has not been possible or practical in terms of time and expense to sample every panel, pipe, ceiling or partition and it may be possible that other undetected ACM's may be present in the building. Caution should therefore be exercised when undertaking any future works. If any suspect materials are encountered, it is recommended that all works are stopped and the area evacuated until such time that the material can be sampled, analysed and confirmed to be free of any asbestos
- 4.2** We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos.
- 4.3** The surrounding ground, concrete aprons or hardstandings including soil and substrata are excluded from the report unless specifically requested by the client.
- 4.4** If live services were present then there was no further invasive exploration of the structure owing to the potential risk which would be presented to the health and safety of the surveying personnel.
- 4.5** All measurements given are approximate and should be used for guidance purposes only.

Refurbishment and Demolition Surveys

This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every reasonable effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. As this building is to undergo major refurbishment, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

5.0 References

- (1) **HSG264: The Survey Guide.** *HSE Books.*
- (2) **HSG248: Asbestos : The analysts guide for sampling, analysis and clearance procedures.**
HSE Books
- (3) **The Asbestos (Licensing) Regulations 1983**
A Guide to the Asbestos (Licensing) Regulations 1983 as amended (second edition) HSE Books
- (4) **A Comprehensive Guide to Managing Asbestos in Premises**
HSG 227, HSE Books
- (5) **The Control of Asbestos Regulations Regulations 2012**
The Stationary Office
- (6) **Asbestos Essentials – A task manual for building, maintenance and allied trades on non-licensed asbestos work**
HSG210, HSE Books



Appendix A

Data Sheets

Building	Floor	Room	Location			
Willett Hill Depot	Ground Floor	Area B	Wall lining			
Description						
MATERIAL ASSESSMENT				SCORE		
Product Type	Insulation Board	Extent of Damage	Low Damage		7	
Asbestos Type	Amosite	Surface Treatment	Sealed Board (Painted)			
PRIORITY ASSESSMENT				SCORE		
Occupant Activity	Not Applicable	Extent / Amount	200.00 m2		1	
Accessibility	Not Applicable	Location	Not Applicable			
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable			
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable			
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable			
MANAGEMENT ACTION				SCORE		
Recommendation	REMOVE IF PART OF DEMOLITION OR REFURBISHMENT			8		
Recommendation Due		Next Inspection	None			
Apply Labels	No	Permit to Work Required	No			
Survey Type	Demolition	Lead Surveyor	Henry Parkin			
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]			
Site Reference	9492	Licensed Material	Yes	Notifiable Non Licensed Work	No	

SAMPLE REFERENCE 001



SURVEYORS COMMENTS

The inner wall linings to Area B of the Workshop is asbestos insulation board (AIB). The inner roof linings and gable ends are also AIB.

Asbestos detected in Sample

Building	Floor	Room	Location
Willett Hill Depot	Ground Floor	Area B	Wall lining
Description			
MATERIAL ASSESSMENT			
Product Type	Insulation Board	Extent of Damage	Good Condition
Asbestos Type	Amosite	Surface Treatment	Asbestos cement sheets etc
PRIORITY ASSESSMENT			
Occupant Activity	Not Applicable	Extent / Amount	85.00 m2
Accessibility	Not Applicable	Location	Not Applicable
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable
MANAGEMENT ACTION			
Recommendation	REMOVE IF PART OF DEMOLITION OR REFURBISHMENT		
Recommendation Due		Next Inspection	None
Apply Labels	No	Permit to Work Required	No
Survey Type	Demolition	Lead Surveyor	Henry Parkin
Survey Date	23 May 2017	UKAS Laboratory	NOT SAMPLED (Cross Referenced)
Site Reference	9492	Licensed Material	Yes
		Notifiable Non Licensed Work	No

SAMPLE REFERENCE 002



SURVEYORS COMMENTS

The inner wall linings to the gable ends (both ends) and the triangular partition at high level between Areas A & B of the workshop are asbestos insulation board (AIB)

Asbestos Presumed in Sample

Building	Floor	Room	Location
Willett Hill Depot	Ground Floor	Area B	Roof lining
Description			
MATERIAL ASSESSMENT			
Product Type	Insulation Board	Extent of Damage	Not Applicable
Asbestos Type	Amosite	Surface Treatment	Sealed Board (Painted)
PRIORITY ASSESSMENT			
Occupant Activity	Not Applicable	Extent / Amount	90.00 m2
Accessibility	Not Applicable	Location	Not Applicable
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable
MANAGEMENT ACTION			
Recommendation	REMOVE IF PART OF DEMOLITION OR REFURBISHMENT		
Recommendation Due		Next Inspection	None
Apply Labels	No	Permit to Work Required	No
Survey Type	Demolition	Lead Surveyor	Henry Parkin
Survey Date	23 May 2017	UKAS Laboratory	NOT SAMPLED (Cross Referenced)
Site Reference	9492	Licensed Material	Yes
		Notifiable Non Licensed Work	No

SAMPLE REFERENCE 003



SURVEYORS COMMENTS

The inner roof lining to Area B of the workshop is asbestos insulation board (AIB). The inner wall linings to this area and the linings to the gable ends are also AIB.

Asbestos Presumed in Sample

Building	Floor	Room	Location			
Willett Hill Depot	Ground Floor	Area A	Roof lining			
Description						
MATERIAL ASSESSMENT				SCORE		
Product Type	No ACMs	Extent of Damage	Not Applicable		0	
Asbestos Type	Not Applicable	Surface Treatment	NADIS			
PRIORITY ASSESSMENT				SCORE		
Occupant Activity	Not Applicable	Extent / Amount	N/A		0	
Accessibility	Not Applicable	Location	Not Applicable			
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable			
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable			
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable			
MANAGEMENT ACTION				SCORE		
Recommendation	NONE			0		
Recommendation Due		Next Inspection	None			
Apply Labels	No	Permit to Work Required	No			
Survey Type	Demolition	Lead Surveyor	Henry Parkin			
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]			
Site Reference	9492	Licensed Material	N/A	Notifiable Non Licensed Work	N/A	

SAMPLE REFERENCE 004



SURVEYORS COMMENTS

The inner roof lining to Area A of the Workshop is asbestos free . However the inner wall lining to the gable end and the partition triangle at high level between Areas A & B is also AIB.

Asbestos not detected in Sample

Building	Floor	Room	Location
Willett Hill Depot	Ground Floor	Area A	Dust/debris
Description			
MATERIAL ASSESSMENT			
Product Type	Insulation Board	Extent of Damage	Low Damage
Asbestos Type	Amosite	Surface Treatment	Sealed Board (Painted)
PRIORITY ASSESSMENT			
Occupant Activity	Not Applicable	Extent / Amount	N/A
Accessibility	Not Applicable	Location	Not Applicable
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable
MANAGEMENT ACTION			
Recommendation	REMOVE IF PART OF DEMOLITION OR REFURBISHMENT		
Recommendation Due		Next Inspection	None
Apply Labels	No	Permit to Work Required	No
Survey Type	Demolition	Lead Surveyor	Henry Parkin
Survey Date	23 May 2017	UKAS Laboratory	NOT SAMPLED (Cross Referenced)
Site Reference	9492	Licensed Material	Yes
		Notifiable Non Licensed Work	No

SAMPLE REFERENCE 005



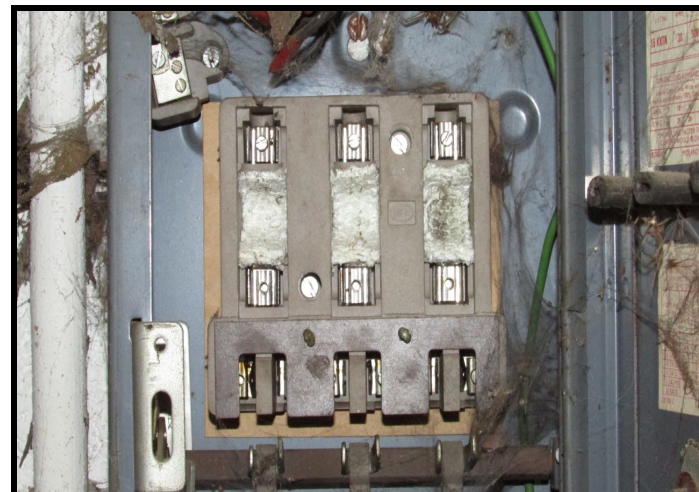
SURVEYORS COMMENTS

There are small amounts of AIB and asbestos cement debris on the floor of Area A of the workshop.

Asbestos Presumed in Sample

Building	Floor	Room	Location
Willett Hill Depot	Ground Floor	Area B	Flash Guard
Description			
MATERIAL ASSESSMENT			
Product Type	Woven textile	Extent of Damage	Not Applicable
Asbestos Type	Chrysotile	Surface Treatment	Textile
PRIORITY ASSESSMENT			
Occupant Activity	Not Applicable	Extent / Amount	N/A
Accessibility	Not Applicable	Location	Not Applicable
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable
MANAGEMENT ACTION			
Recommendation	REMOVE IF PART OF DEMOLITION OR REFURBISHMENT		
Recommendation Due		Next Inspection	None
Apply Labels	No	Permit to Work Required	No
Survey Type	Demolition	Lead Surveyor	Henry Parkin
Survey Date	23 May 2017	UKAS Laboratory	NOT SAMPLED
Site Reference	9492	Licensed Material	No
		Notifiable Non Licensed Work	No

SAMPLE REFERENCE 006



SURVEYORS COMMENTS

There are asbestos woven flash guards in four fuse boxes. Three of the fuse boxes are on the rear wall of Area B in the workshop. Please see drawing for all four locations.

Asbestos Presumed in Sample

Building	Floor	Room	Location
Willett Hill Depot	Ground Floor	Office C	Floor tile
Description			

MATERIAL ASSESSMENT				SCORE
Product Type	No ACMs	Extent of Damage	Not Applicable	0
Asbestos Type	Not Applicable	Surface Treatment	NADIS	

PRIORITY ASSESSMENT				SCORE
Occupant Activity	Not Applicable	Extent / Amount	N/A	0
Accessibility	Not Applicable	Location	Not Applicable	
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable	
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable	
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable	

MANAGEMENT ACTION				SCORE
Recommendation	NONE			0
Recommendation Due		Next Inspection	None	
Apply Labels	No	Permit to Work Required	No	

Survey Type	Demolition	Lead Surveyor	Henry Parkin		
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]		
Site Reference	9492	Licensed Material	N/A	Notifiable Non Licensed Work	N/A

SAMPLE REFERENCE 007



SURVEYORS COMMENTS

The grey floor tiles are asbestos free.

Asbestos not detected in Sample

Building	Floor	Room	Location
Willett Hill Depot	Ground Floor	Office C	Ceiling
Description			

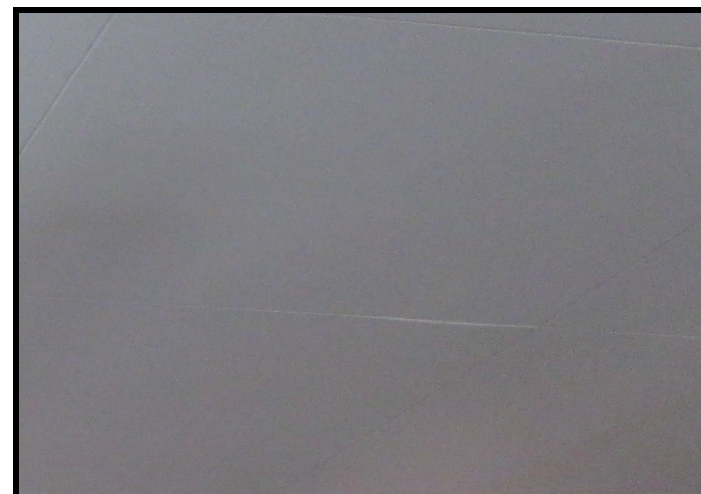
MATERIAL ASSESSMENT				SCORE
Product Type	No ACMs	Extent of Damage	Not Applicable	0
Asbestos Type	Not Applicable	Surface Treatment	NADIS	

PRIORITY ASSESSMENT				SCORE
Occupant Activity	Not Applicable	Extent / Amount	N/A	0
Accessibility	Not Applicable	Location	Not Applicable	
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable	
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable	
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable	

MANAGEMENT ACTION				SCORE
Recommendation	NONE			0
Recommendation Due		Next Inspection	None	
Apply Labels	No	Permit to Work Required	No	

Survey Type	Demolition	Lead Surveyor	Henry Parkin		
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]		
Site Reference	9492	Licensed Material	N/A	Notifiable Non Licensed Work	N/A

SAMPLE REFERENCE 008



SURVEYORS COMMENTS

The ceiling in the office and adjoining toilet is asbestos free. The same board ceiling is also in the lean-to store area to the side of the building.

Asbestos not detected in Sample

Building	Floor	Room	Location
Willett Hill Depot	Ground Floor	WC	Toilet Cistern
Description			
MATERIAL ASSESSMENT			
Product Type	Toilet Cistern	Extent of Damage	Not Applicable
Asbestos Type	Amosite	Surface Treatment	Composite materials
PRIORITY ASSESSMENT			
Occupant Activity	Not Applicable	Extent / Amount	N/A
Accessibility	Not Applicable	Location	Not Applicable
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable
MANAGEMENT ACTION			
Recommendation	REMOVE IF PART OF DEMOLITION OR REFURBISHMENT		
Recommendation Due		Next Inspection	None
Apply Labels	No	Permit to Work Required	No
Survey Type	Demolition	Lead Surveyor	Henry Parkin
Survey Date	23 May 2017	UKAS Laboratory	NOT SAMPLED
Site Reference	9492	Licensed Material	No
		Notifiable Non Licensed Work	No

SAMPLE REFERENCE 009



SURVEYORS COMMENTS

The lavatory cistern is is asbestos containing.

Asbestos Presumed in Sample

Building	Floor	Room	Location			
Willett Hill Depot	Ground Floor	Store E	Floor tile			
Description						
MATERIAL ASSESSMENT				SCORE		
Product Type	No ACMs	Extent of Damage	Not Applicable		0	
Asbestos Type	Not Applicable	Surface Treatment	NADIS			
PRIORITY ASSESSMENT				SCORE		
Occupant Activity	Not Applicable	Extent / Amount	N/A		0	
Accessibility	Not Applicable	Location	Not Applicable			
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable			
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable			
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable			
MANAGEMENT ACTION				SCORE		
Recommendation	NONE			0		
Recommendation Due		Next Inspection	None			
Apply Labels	No	Permit to Work Required	No			
Survey Type	Demolition	Lead Surveyor	Henry Parkin			
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]			
Site Reference	9492	Licensed Material	N/A	Notifiable Non Licensed Work	N/A	

SAMPLE REFERENCE 010



SURVEYORS COMMENTS

The red floor tiles in Store E are asbestos free. The same floor tiles are also in the cubicle are only of WC D

Asbestos not detected in Sample

Building	Floor	Room	Location			
Willett Hill Depot	External	Roof Area A	Roof			
Description						
MATERIAL ASSESSMENT				SCORE		
Product Type	Roof Sheet	Extent of Damage	Medium Damage		5	
Asbestos Type	Chrysotile	Surface Treatment	Asbestos cement sheets etc			
PRIORITY ASSESSMENT				SCORE		
Occupant Activity	Not Applicable	Extent / Amount	75.00 m2		1	
Accessibility	Not Applicable	Location	Not Applicable			
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable			
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable			
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable			
MANAGEMENT ACTION				SCORE		
Recommendation	REMOVE IF PART OF DEMOLITION OR REFURBISHMENT			6		
Recommendation Due		Next Inspection	None			
Apply Labels	No	Permit to Work Required	No			
Survey Type	Demolition	Lead Surveyor	Henry Parkin			
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]			
Site Reference	9492	Licensed Material	No	Notifiable Non Licensed Work	No	

SAMPLE REFERENCE 011



SURVEYORS COMMENTS

The roof sheets over Area A of the workshop are asbestos cement. The sheets have been overlaid with profiled metal sheeting. There are the original asbestos cement capping sections on the front of the building.

Asbestos detected in Sample

Building	Floor	Room	Location
Willett Hill Depot	External	Roof Area B	Roof
Description			
MATERIAL ASSESSMENT			
Product Type	No ACMs	Extent of Damage	Not Applicable
Asbestos Type	Not Applicable	Surface Treatment	NADIS
PRIORITY ASSESSMENT			
Occupant Activity	Not Applicable	Extent / Amount	N/A
Accessibility	Not Applicable	Location	Not Applicable
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable
MANAGEMENT ACTION			
Recommendation	NONE		
Recommendation Due		Next Inspection	None
Apply Labels	No	Permit to Work Required	No
Survey Type	Demolition	Lead Surveyor	Henry Parkin
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]
Site Reference	9492	Licensed Material	N/A
		Notifiable Non Licensed Work	N/A

SAMPLE REFERENCE 012



SURVEYORS COMMENTS

The original roof sheets over Area B of the roof are asbestos free. They have been overclad with profiled metal sheeting.

Asbestos not detected in Sample

Building	Floor	Room	Location
Willett Hill Depot	External	Flat roof	Roofing felt
Description			

MATERIAL ASSESSMENT				SCORE
Product Type	No ACMs	Extent of Damage	Not Applicable	0
Asbestos Type	Not Applicable	Surface Treatment	NADIS	

PRIORITY ASSESSMENT				SCORE
Occupant Activity	Not Applicable	Extent / Amount	N/A	0
Accessibility	Not Applicable	Location	Not Applicable	
Avg Time in Use	Not Applicable	Frequency of Use	Not Applicable	
No. of Occupants	Not Applicable	Secondary Activity	Not Applicable	
Maintenance	Not Applicable	Maintenance Frequency	Not Applicable	

MANAGEMENT ACTION				SCORE
Recommendation	NONE			0
Recommendation Due		Next Inspection	None	
Apply Labels	No	Permit to Work Required	No	

Survey Type	Demolition	Lead Surveyor	Henry Parkin		
Survey Date	23 May 2017	UKAS Laboratory	REC Asbestos South West / [J-07476]		
Site Reference	9492	Licensed Material	N/A	Notifiable Non Licensed Work	N/A

SAMPLE REFERENCE 013



SURVEYORS COMMENTS

The roofing felt on the flat roof to the rear of the property is asbestos free.

Asbestos not detected in Sample



Appendix B

***Results of Laboratory Testing
(Bulk Sample Identification Certificates &
UKAS Accreditation Certificates)***



Plymouth
Unit 13 Barn Close
Langage Business Park
Plymouth
PL7 5HQ



DELIVERING SOLUTIONS

Certificate of Analysis for Bulk Identification

Project No. J-07476

Customer Address

Technicon Environmental Services Ltd
Leigh Barton Farm
Silverton
Exeter
Devon
EX5 4DA

Site Address

Willett Hill Depot
Lydeard St Lawrence
Somerset TA4 3QB

Certificate Version No

1

Samples Submitted By

Client

Sampled By

Client

No. of Samples Submitted

8

Date Samples Submitted

25/05/2017

Date Samples Analysed

26/05/2017

Samples Analysed In

Plymouth

Samples Analysed By

Cristina Draper

Analyst / Authorised Signature

Cristina Draper

REC Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 248 / Bulk Analysis Procedures. Where the presence of Asbestos Fibres in soil analysis is required the technique used is as described in Quantification Procedures Stage 1. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Where this document has been digitally signed, printed copies are uncontrolled.

Sample No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments
1	HRP2305171 - Area B - Wall lining	Asbestos Insulating Board	Amosite, Chrysotile	
2	HRP2305172 - Area A - Inner roof lining	Insulating Board	No Asbestos Detected	
3	HRP2305173 - Office C - Floor tile (Grey)	Vinyl Floor Tile(s)	No Asbestos Detected	
4	HRP2305174 - Office C - Ceiling	Fibreboard	No Asbestos Detected	
5	HRP2305175 - Store E - Floor tile (Red)	Vinyl Floor Tile(s)	No Asbestos Detected	
6	HRP2305176 - Area A - Original roof sheet	Asbestos Cement	Chrysotile	
7	HRP2305177 - Area B - Original roof sheet	Felt	No Asbestos Detected	
8	HRP2305178 - Flat Roof - Roofing felt	Roof Felt	No Asbestos Detected	