Asbestos Refurbishment Survey

The Coach House

Penzance

TR16 4JG

Surveyed by: Burley Consultants – Surveying Division

Abbreviations and Definitions

ACM - Asbestos Containing Material

AIB - Asbestos Insulation Board

CAR - Control of Asbestos Regulations, 2012

HSE - Health and Safety Executive

MMMF - Man-Made Mineral Fibre

NAD - No Asbestos Detected

PPE - Personal Protective Equipment

RPE - Respiratory Protective Equipment

No Access	Access denied to surveyor. Area under inspection / locked. Unsafe to enter. Beyond the safe height of ladder (3 metres).
No Access Within	Unable to gain access internally due to fabrication of item, i.e. metal casing, box ducting. Machinery live or running. Sampling would cause major damage.
No Sample Taken	No visible suspect asbestos material found at surface level.
General View	Used in conjunction with No Sample Taken.
Presumed	No evidence to support that the material does not contain asbestos, therefore must be presumed to contain asbestos material.
Strongly Presumed	Known to contain asbestos material by experience of material type used or results of previous sampled material.
Visually Similar	Material has been sampled before and it is visually similar to the sample referenced.
Monitor	Visually inspect item periodically and report any deterioration.
Sampled	Sample of suspect material taken for Laboratory analysis.
Encapsulate	Seal the exposed face of the material to prevent fibre release by using a product ET150 or ET10 sealer (special coating).
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos.

Contents

Executive Summary

This survey report is a formal record of information collected during a Refurbishment Survey at The Coach House, Penzance, TR16 4JG on the 11th of December 2024. Burley Consultants Surveyors were requested to undertake the survey on behalf of the owner. The survey was conducted by Sarah Hicks. All survey work was conducted in accordance with HSE guidance document HSG264 (Asbestos: Survey Guide) and Burley Consultants Quality Management System.
A summary of asbestos incidences, excluded areas, high risk management advice and recommendations are listed below. Refer to survey results for further information.

Summary of Findings:

Asbestos was detected in the following samples taken during the survey.

External, Roof Tiles, Front elevations only	Asbestos Cement	Chrysotile
External, Roof, Front elevation, Flue Cap	Asbestos Cement	Chrysotile

Refer to the Asbestos Incidents for more information.

Asbestos Management Advice and Recommendations:
All remedial work must be undertaken in accordance with current UK Asbestos Legislation and Waste Disposal Regulations. All asbestos containing materials require management or removal prior to damage and disturbance.

Excluded Areas:
The following areas were not intrusively accessed at the time of the survey.

Electric Unit	Asbestos Presumed
Concealed building services	Asbestos Presumed
Areas outside the refurbishment survey	Asbestos Presumed

Introduction / Site Information
The Refurbishment and Demolition Survey was conducted to the Coach House, Penzance.
The Coach House is a commercial premise used for a playgroup function room. The Coach House benefits from a large open plan hall, kitchen, toilets and a store.

The two-storey building was exempt from this inspection, it was fully refurbished post 2000 (approximate date 2017) by MJ Associates.
The single storey building is constructed of traditional stone and block walls with pitched roof.

The Refurbishment Survey was conducted prior to the building being converted into a café.

The Hall was occupied with services live at the time of the survey.

Bulk Certificate

Scientific Services Ltd.
The Fuel Depot, Scorrier, Redruth
Cornwall TR16 5UT
TEL: 01209 311350
E mail: enquiries@scientificservices.org Web: www.scientificservices.org

ASBESTOS BULK ANALYSIS TEST REPORT

TEST REPORT NUMBER: J183376	Issue No: 1

Report Date: 17 Dec 2024

Burley Consultants 11 Coronation Terrace, Truro, Cornwall TR1 3HJ	
Date samples received by Lab:-	12/12/2024

Location:-	Coach House, Penzance, TR18 4EP
Date Sampled:-	12/12/2024
Date Tested:-	16/12/2024

TEST RESULTS

SSL Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type (s) Present	Sample Notes
BS269782	1	Cement	Cement, External, Front Elevation, Roof Tiles	Chrysotile	N/A
BS269783	2	Cement	Cement, External, Rear Elevation, Roof Tiles	No Asbestos Detected	N/A
BS269784	3	Bituminous Product	Felt, Roof Void, Front Elevation	No Asbestos Detected	N/A
BS269785	4	Insulating Board	Insulating Board, Room 1, Ceiling Panels	No Asbestos Detected	N/A
BS269786	5	Vinyl Floor Tiles	Vinyl and Adhesive, Room 1, flooring	No Asbestos Detected	N/A
BS269787	6	Textured Coating	Textured Coating, Child Toilet, ceiling	No Asbestos Detected	N/A

Additional Comments:
N/A

Analysed By:
Trystan Davey

Approved By:
Victoria Denny

Remarks: Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water Absorption testing of materials has not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports. Tests marked $ in this report have been subcontracted to a UKAS accredited laboratory.

SOP No. D3TA1 based on HSG248 Appendix 2. This report relates only to the samples tested. Opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory. All records, communications and reports pertaining to this analysis shall be retained for a minimum of five years from the date of report issue. Samples analysed shall be retained for a period of 6 months from the report issue date.

Issued By: SMT
D4B4 - Asbestos Bulk Analysis Test Report

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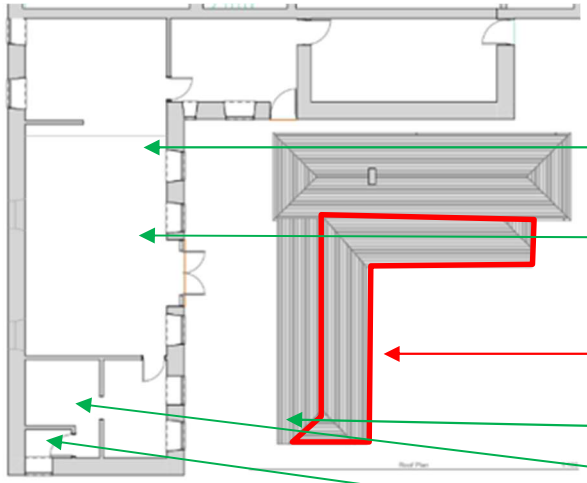
Report Template Issue No: 5

Site Plans / Sample Locations

Plans by MJ Associates

Ground Floor



3 Felt, Lining Pitched Roof

4 Vinyl Floor Tiles and Adhesive

1 Asbestos Cement Roof Tiles (front elevation only)

2 Cement Roof Tiles (rear elevation)

6 Textured Coating, Ceiling

5 Textured Coating, Ceiling

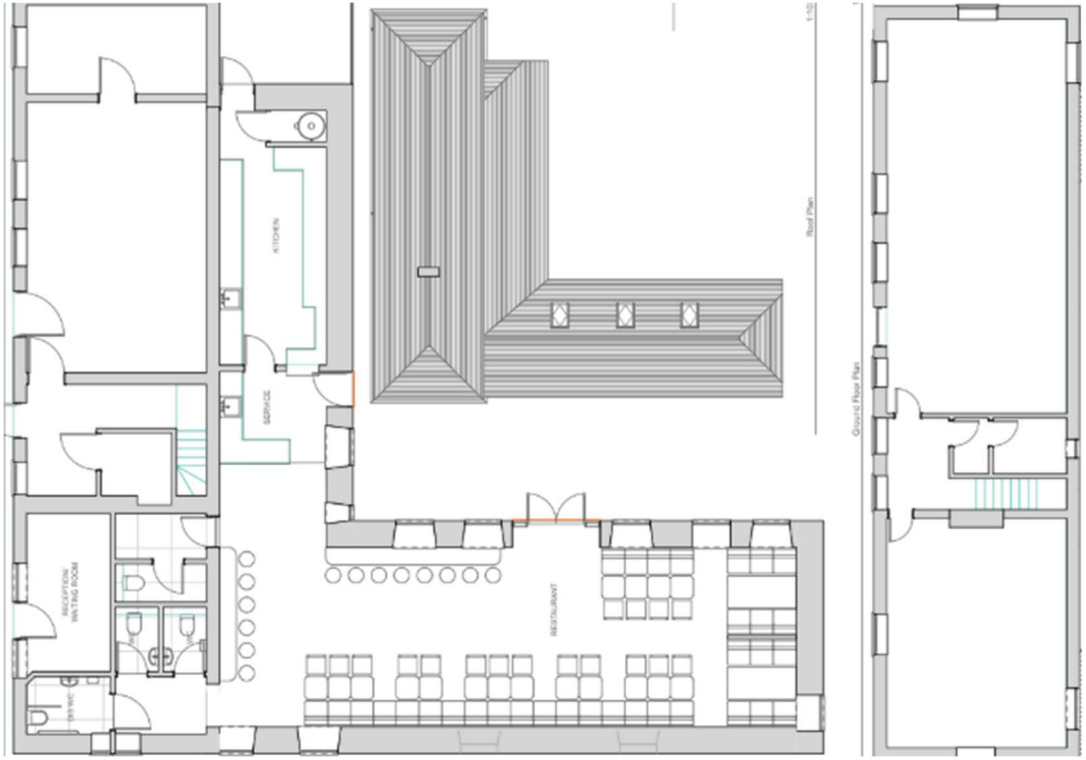
Asbestos Containing Materials

Non-Asbestos Containing Material

No Access – Electric Unit

Scope of Work

The survey has been conducted in accordance with the Refurbishment proposal. The survey cannot account for changes to this proposal.
Plans by MJ Associates



Asbestos Survey Summary

Location:	Product Type:	Extent:	Accessibility:	Condition:	Surface Treatment:	Asbestos Type:	Sample Ref:	Identification:	Photo Ref:	Comments:
External, Front Elevation, Roof Tiles	Cement	24m²	Low	Weathered	Unsealed	Chrysotile	1	Sampled	1	Remove prior to disturbance. Contractor to take own measurements for removal.
External, Front Elevation, Roof Tiles (facing tennis court café)	Cement	24m²	Low	Weathered	Unsealed	Chrysotile	VS 1	Sampled	2	Remove prior to disturbance. Contractor to take own measurements for removal.
External, Rear Elevation, Roof Tiles	Cement	24m²	Low	Weathered	Unsealed	No asbestos detected	2	Sampled	-	No action required.
External, Broken Roof Tile (front elevation)	Cement	0.2m²	Low	Good	Unsealed	Chrysotile	VS 1	Sampled	3	Remove prior to disturbance. Surface pick all cement tile debris. The debris is mixed in leaf litter.
Flue Cap	Cement	1 x item	Low	Weathered	Unsealed	Chrysotile	-	Strongly Presumed	4	Remove prior to disturbance. Contractor to take own measurements for removal.
Roof Void, Front Elevation	Felt	24m²	Low	Damaged	Unsealed	No asbestos detected	3	Sampled	-	No action required.
Room 1, Ceiling Panels	Supalux	36m²	Low	Poor	Sealed	No asbestos detected	4	Sampled	-	No action required.
Room 1, Red Floor Tiles	Vinyl Tiles and Bitumen Adhesive	104m²	Low	Good	Unsealed	No asbestos detected	5	Sampled	-	No action required.

Location:	Product Type:	Extent:	Accessibility:	Condition:	Surface Treatment:	Asbestos Type:	Sample Ref:	Identification:	Photo Ref:	Comments:
Toilet Lobby, Floor below lino	Bitumen Adhesive	6m²	Low	Good	Unsealed	No asbestos detected	VS 5	Sampled	-	No action required.
Toilet Lobby, Floor below lino	Bitumen Adhesive	6m²	Low	Good	Unsealed	No asbestos detected	VS 5	Sampled	-	No action required.
Child Toilet, Floor below lino	Bitumen Adhesive	8m²	Low	Good	Unsealed	No asbestos detected	VS 5	Sampled	-	No action required.
Child Toilet, Ceiling	Textured Coating	8m²	Low	Good	Sealed	No asbestos detected	6	Sampled	-	No action required.
Toilet	Textured Coating	1m²	Low	Good	Sealed	No asbestos detected	VS 6	Sampled	-	No action required.
Kitchen	Red Vinyl Tiles and Adhesive	6m²	Low	Good	Unsealed	Chrysotile	VS 5	Sampled	-	No action required.

BUILDING:	Coach House
FLOOR:	Ground Floor
LOCATION:	External
POSITION:	Front Elevation (facing tennis courts) Roof Tiles
DESCRIPTION:	Cement Roof Tiles
PRODUCT TYPE:	Asbestos Cement Tiles
SURFACE TREATMENT:	Unsealed
EXTENT (APPROX):	Approx. 24m² (entire front roof)
LEVEL OF IDENTIFCATION: (P / SP / NAD / SAMPLED)	Sampled
SAMPLE NO:	1
ACCESSIBILITY:	Low
REQUIRED ACTION:	Safe to remain in-situ undisturbed / Remove prior to disturbance.

Photo 1. Asbestos Cement Roof Tiles

Comments: Asbestos cement is a low-risk product. The fibres are tightly bound within the cement matrix. A trained and competent individual is required to work in accordance with CAR, 2012 and Approved Codes of Practice.

BUILDING:	Coach House
FLOOR:	Ground Floor
LOCATION:	External
POSITION:	Front Elevation (facing tennis court café)
DESCRIPTION:	Cement Roof Tiles
PRODUCT TYPE:	Asbestos Cement Tiles
SURFACE TREATMENT:	Unsealed
EXTENT (APPROX):	Approx. 24m² (entire front)
LEVEL OF IDENTIFCATION: (P / SP / NAD / SAMPLED)	Sampled
SAMPLE NO:	VS 1
ACCESSIBILITY:	Low
REQUIRED ACTION:	Safe to remain in-situ undisturbed / Remove prior to disturbance.

Photo 2. Asbestos Cement Roof Tiles

Comments: Asbestos cement is a low-risk product. The fibres are tightly bound within the cement matrix. A trained and competent individual is required to work in accordance with CAR, 2012 and Approved Codes of Practice.

BUILDING:	Coach House
FLOOR:	Ground Floor
LOCATION:	External
POSITION:	Front Elevation (outside Kitchen wall), Floor Debris
DESCRIPTION:	Cement Roof Tile Debris
PRODUCT TYPE:	Asbestos Cement Tiles Debris
SURFACE TREATMENT:	Unsealed
EXTENT (APPROX):	Approx. 0.2m^2
LEVEL OF IDENTIFCATION: (P / SP / NAD / SAMPLED)	Sampled
SAMPLE NO:	VS 1
ACCESSIBILITY:	Low
REQUIRED ACTION:	Safe to remain in-situ undisturbed / Remove prior to disturbance.

Photo 3. Asbestos Cement Roof Tiles Debris

Comments: Asbestos cement is a low-risk product. The fibres are tightly bound within the cement matrix. A trained and competent individual is required to work in accordance with CAR, 2012 and Approved Codes of Practice. The debris can be surface picked.

BUILDING:	Coach House
FLOOR:	Ground Floor
LOCATION:	External
POSITION:	Front Elevation Roof (facing tennis courts), Flue Cap
DESCRIPTION:	Cement Flue Cap
PRODUCT TYPE:	Asbestos Cement Flue Cap
SURFACE TREATMENT:	Unsealed
EXTENT (APPROX):	Approx. 24m^2 (entire front roof)
LEVEL OF IDENTIFCATION: (P / SP / NAD / SAMPLED)	Strongly Presumed
SAMPLE NO:	-
ACCESSIBILITY:	Low
REQUIRED ACTION:	Safe to remain in-situ undisturbed / Remove prior to disturbance.

Photo 4. Asbestos Cement Flue Cap

Comments: Asbestos cement is a low-risk product. The fibres are tightly bound within the cement matrix. A trained and competent individual is required to work in accordance with CAR, 2012 and Approved Codes of Practice.

Excluded Areas:

The following areas were not intrusively accessed at the time of the survey. Asbestos is presumed in the following materials:

Location:	Product Type:	Accessibility:	Photo:	Asbestos Type:	Example of ACM	Identification:	Comments:
Areas outside of scope of work.	Survey conducted in accordance with client brief refurbishment proposal. No investigation has been conducted in the two-storey building at the requested of the contractor and property contact.	This survey cannot account for changes to the scope of work.		Chrysotile / Amosite	Cement, textured coating, vinyl floor tiles, bitumen, mastic.	Asbestos is presumed until proven otherwise	Surveyor will return to site at the builder's request. Proceed with caution.
Minimal disturbance the rear external wall	External, rear wall void	Semi-intrusive		Chrysotile / Amosite	Cement, insulating board	No asbestos was detected. Proceed with caution. If a suspect material is discovered, stop work and arrange for specialist advice.	The wall is lined with a mix of non-asbestos finishings. A playgroup was commencing at the time of the survey. Three key areas were intrusively inspected.
Electrical distribution units	Electric Unit (not detected at the tile of the survey). Electricals live at the time of the inspection.	No intrusive access	**No photo available**	Chrysotile / Amosite	Flash guards, rope seal, Bakelite products	Asbestos is presumed until proven otherwise.	Surveyor will return to site at the contractor's request. Proceed with caution.
Storage Heaters	Creda and Dimplex (refer to surveyor notes for expect models)	No intrusive access. Live at the time of the survey.		Chrysotile / Amosite	Asbestos bricks	Asbestos is not known within the models in the coach house	These models are not listed as containing asbestos. Proceed with caution.

Recommendations

The Management Plan

This report provides valuable information for the risk assessment, as to the location, material and the condition. The Employer or the Duty Holder under CAR 2012 is required to make the risk assessment, using information given in this survey. The risk assessment will form the basis of the Management Plan, which details and records the actions to be undertaken, to manage and reduce the risks from asbestos.

Safety Briefing

Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors, and others. The survey is designed to form the basis of a management plan.

Site Specific Recommendations

The information within this report must be available to anyone undertaking work within this building (cleaner, electrician, manager etc). Asbestos was detected in the following samples taken during the survey.

External, Roof Tiles, Front elevations only	Asbestos Cement	Chrysotile
External, Roof Tiles Debris, Front elevations only (outside kitchen)	Asbestos Cement	Chrysotile
External, Roof, Front elevation, Flue Cap	Asbestos Cement	Chrysotile

Asbestos must be presumed in areas/items inaccessible at the time of the survey. Refer to 'Excluded Areas' and 'Asbestos Incidents Risk Assessments' for more information.

Bonded Asbestos Products:

Asbestos cement roof tiles, debris and the cement roof flue cap are bonded asbestos products. These are low risk products, the chrysotile (white asbestos) is tightly bound within the cement matrix. A licensed contractor is not required for the removal of bonded asbestos. A trained and competent individual is required in accordance with CAR, 2012, and Approved Codes of Practice.

It is becoming increasingly popular for asbestos to be identified in soil fill below an existing property or extension. The demolition of a previous dwelling is often the reason for the buried asbestos or disturbance of asbestos containing materials during installation of modern services. We recommend proceeding with caution.

We recommend all employees, builders and construction workers are vigilant for the presence of asbestos. Should any suspect material become visible; stop work and arrange for asbestos testing immediately.

Basic Construction Description

A list of the generic internal and external building materials encountered during this survey are listed below. This basic information is not intended to provide technical, construction, design, or maintenance information. It is a basic review of the surveyors notes not an exhausted list of building materials. This report is not a valid or accurate account of asbestos on the premises prior to demolition or major refurbishment.

External
Roof: Two storey pitched roof with slate tiles, replacement tiles as sample 1. Brick chimney with quarry cowl and slate base tiles. Plastic soffits and fascia. Cement flue cap (presumed asbestos) on front elevation. Single Storey building with pitched roof and cement roof tiles front elevation (sample 1), rear elevation (sample 2). Clay ridge tiles. Pitched roof with cement corrugated sheets (sample1). **Fascia and Soffits:** Plastic covered fascia and soffits on two storey building. Wood fascia on single storey building. No soffits. **Rainwear:** Plastic guttering and downpipes. Plastic soil and waste pipes. **Walls:** Granite, brick and stone masonry. Lead flashing **Windows:** Single pane in wood frames with slate sills. **Doors:** Wood doors with glass inserts and metal handle. **DPC:** Not identified. Roof Void: Non suspect roof felt on rear elevation. Sample 3 felt on front elevation. Wood trusses and joists. Metal structure supports. MMMF insulation covering fibreboard and supalux ceilings (sample 4).

Room	Ceiling	Walls	Floor	Windows	Door	Additional
Ground Floor						
Room 1 Hall	Fibreboard and Supalux (sample 4)	Stone masonry, fibreboard, hardboard, cork tiles, block, brick and display boards	Lino covering red vinyl floor tiles and adhesive	Single pane in wood frames with ceramic and wood sill	Wood with glass inserts and metal handle	Storage heater: Dimplex XLS24N Series B: 002419 P. This heater is not known to contain asbestos. Creda heater: Model 79144.
Toilet Lobby	Wood	Block and stone masonry	Lino covering bitumen adhesive (vinyl removed – edge inspection only)	Single pane in wood frames	Wood with plastic handle	Wood shelving units.
Child Toilets	Plasterboard with textured coating	Block and stone masonry	Lino covering bitumen adhesive (vinyl removed – edge inspection only)	None	Wood metal lock	Ceramic cistern, plastic seat, plastic waste pipe. Metal water pipework. Plastic waste pipes.
Staff Toilet	Plasterboard with textured coating	Block and stone masonry	Li o covering bitumen adhesive	Single pane in wood frames	Wood with metal lock	Ceramic cistern, plastic seat, plastic waste pipes. Metal water pipes.

Room	Ceiling	Walls	Floor	Windows	Door	Additional
			(vinyl removed – edge inspection only)			
Kitchen	Fibreboard	Brick, stone masonry, block and fibreboard	Red Vinyl floor tiles and bitumen adhesive.	Single pane in wood frame with ceramic tiled sill	Wood with glass inserts. Metal handle	Creda Storage Heater: cat 7904I0000LH. Serial No. 006317 182. This heater is not known to contain asbestos. Aluminium sink with non-suspect sink pad.
Store	Pitched roof with felt lining (sample 3)	Brick and stone masonry walls	Concrete	None	Wood with metal handle	Wood shelving.

Survey Scope

Scope:

The objective of this survey is to produce a report, in a data base format recording the following information.

- Locate areas containing suspect and presumed asbestos containing materials.
- Sample and identify types of asbestos from laboratory analysis.
- Quantify or give measurement of the asbestos material.
- Provide a risk assessment of the condition of the asbestos.
- Produce a report in a database format.
- Conduct survey and sampling in accordance with HSG264 and Burley Consultants Quality Management System.

Location Identification

Photographs are taken to show the suspected and presumed asbestos material, the condition and location. Descriptions for location are obtained from site signs, site plan references, where no descriptions were available, suitable terms have been used for this report. Careful sampling procedures and techniques were utilised to ensure the survey is executed in a successful and safe manner.

Level of Survey Inspection / Types of Surveys

There are two types of surveys as defined in HSG264 Asbestos: Survey Guide;

Management Survey

The purpose of the survey is to locate, as far as reasonably practicable, the presence, extent of any suspected ACMs in the building and assess their condition. The management survey can include sampling or presuming the presence or absence of asbestos. Representative samples are collected from each type of suspected ACM. The number of samples will be sufficient for the surveyor to assess whether asbestos is present or absent. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise (e.g. re-visit).

All areas shall be accessed and inspected as far as reasonably practicable. These areas include; under floor coverings, above false ceilings, ceiling voids, inside risers, service ducts, lift shafts. Inaccessible areas/materials must be presumed to contain asbestos. Strong presumptions can be made to be ACMs, this reduces the number of samples to be obtained. All materials sampled, strongly presumed or presumed to contain asbestos, must be condition assessed.

Refurbishment / Demolition Survey

The survey is conducted prior to major refurbishment / demolition. The inspection is fully intrusive and may involve destructive techniques to gain access to all areas of the building, including those that may be difficult to reach. A full sampling programme is undertaken to identify and estimates the extent of the ACMs. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior planned work. There is no requirement to assess the condition of the material other than note areas of damage or where additional asbestos debris may be expected to be present.

The planned work might be scheduled in the future survey; in these situations, the materials assessment is required for the management of the ACM.

Survey Procedure

Sampling Procedure Guidance and Documentation

All methods and procedures undertaken by the surveyor have been standardised with reference to appropriate documentation and manufacturer's operating instructions. All employees are to comply with Methods and Procedures detailed in;

- Health and Safety Executive Document HSG264 (January 2010)
- Health and Safety Executive Document HSG248 (February 2005)
- Control of Asbestos Regulation 2012
- Burley Consultants Surveyors Standard Operating Procedures (Quality Management System)

Bulk Sampling Procedure
Representative Sampling
Suspect materials are presumed to contain asbestos; samples are taken by the surveyor where considered necessary. Representative samples are collected from each type of suspected ACM and analysed at a UKAS Accredited Laboratory. Similar/homogeneous materials are strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number of samples should be sufficient for the surveyor to make an assessment of whether asbestos is present or absent. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise (e.g. re-visit).
The method of sampling prevents cross-contamination and erroneous results. Only by sampling each element would the composition of all the building materials be known. This is clearly not practical in terms of cost or time.

A small but representative sample is obtained to determine the presence of asbestos via laboratory analysis. If it is not reasonably practicable to obtain a sample the material will be presumed to contain asbestos. Where asbestos has been presumed to be present in materials / items in this report, it has been based on the guidance of HSG264.
All surveyors when sampling wear the following equipment Personal Protective Equipment PPE;

- Overalls - Tyvek Disposable type 5 & 6
- RPE – PP3 Ori Nasal
- Fibre release Prevention Methods:
  - Shadow Vac with type 'H' (BS5415) Vacuum.
  - Hand pressurised sprayer.

Sampling and Analysis
Asbestos Bulk Sample Analysis is conducted by using Polarised Light Microscopy (PLM) and Dispersion Staining Techniques. All analysis of asbestos samples taken during the survey will be examined by a United Kingdom Accreditation Service (UKAS) accredited laboratory using the current Methods for analyst in accordance with HSG248.
The Bulk Samples are analysed by an approved independent laboratory. We cannot be held responsible for the accuracy of the laboratory analysis or the interpretation of the results show within this report. Fibre content levels are visually assessed but fall outside the scope of the UKAS Accreditation. The laboratory will retain all samples for a minimum of 6 months; any clarification of the results must be highlighted within this timescale.

Survey Limitations

Survey / Report Limitations

This report only relates to the situation on the day(s) of the inspection and cannot consider subsequent change in circumstances. Materials were sampled where the surveyor considered there was a high probability that they may contain asbestos. This report contains findings based upon visual inspection and results of laboratory analysis. During the course of the survey all reasonable efforts were made to identify the presence of ACMs within the surveyed areas.

ACMs are sometimes concealed within the fabric of a building or within sealed building voids, so it is not always possible to regard the findings of any survey as definitive. It must always remain a possibility that further ACMs may be found during alteration, refurbishment or demolition works. Samples should be taken of suspect materials which were not included in this survey.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection, either because such areas were locked or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being asbestos containing materials in such areas.

Manufactured products containing asbestos have been extremely diverse and it is not always possible to carry out exhaustive sampling of each and every structural element present on site. Therefore, responsibility cannot be accepted for any consequential loss or damage resulting from non-recognition of a material that is later established as having an asbestos content.

Quantities of ACMs given in this report are approximate only and therefore should only be used as a guide for the pricing of future works.

Where materials have not been sampled but are presumed by the surveyor to contain asbestos, the surveyor will add the asbestos type according to material believed to be used (always the higher asbestos fibre type). This will apply to items such as Boilers, Electrical units, Ventilation equipment and Fuse boxes etc, where no access within is available

General Exclusion

Samples have not been taken from areas/material, where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example, where elements pose an electrical hazard; fuses within electrical boxes, gaskets, fire doors and ropes associated with heating etc.

The exception will be if the heating/electrical supply has been isolated or can be isolated by a suitable engineer without creating a nuisance or hazard to the occupants of the building. In addition, surveyors will not attempt to access Lift Shafts without the assistance of a qualified Lift Engineer.

Areas not accessed at the time of the survey have been summarised in 'Excluded Areas'. These areas have been classified as 'No Access' due safety, the area being totally enclosed within the structure or access denied for security.

No responsibility will be accepted for the presence of asbestos in voids (under floor, or behind wall or ceiling) or pipe work ducts other than those opened during the survey.

Unless otherwise stated pipe work insulation and heating plant was not inspected in entirety. Representative samples were taken at random intervals where suspect materials were observed. The scope of the works did not permit complete exposure and assessment of all pipe work and heating plant.

Due to the nature and variety of asbestos uses in building construction and the complex nature of some buildings, especially where modified over years, it is possible that some ACMs may not have been identified in the survey. Where a Refurbishment/Demolition Survey have been conducted, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

Burley Consultants do not accept liability or responsibility, of any kind, for pollution or contamination caused as part of sampling/surveying.

Material Risk Assessment

Material Assessment Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM and the likelihood of it releasing fibres in the event of it being disturbed in some way. The material assessment will provide an initial assessment guide to the priority management. The assessment identifies the materials which will most readily release airborne fibres if disturbed. However, several factors are considered when prioritising action.

The four parameter which determine the amount of fibre release from an ACM when subject to a standard disturbance are;

- Product type (or debris from product)
- Extent of damage / deterioration
- Surface treatment
- Asbestos type.

Each parameter is scored and added together to give a score between 2 and 12.

Score	Risk
2 – 4	Very Low Risk
5 – 6	Low Risk
7 – 9	Medium Risk
10 or more	**High Risk**

The material assessment identifies the high-risk materials, which will readily release airborne fibres if disturbed or should be given priority for remedial action. Management priority can be determined by carrying out a risk assessment, which will also take into account factors such as;

- Maintenance activity
- Occupancy activity
- Likelihood of disturbance
- Human exposure potential.

Priority Assessments do not form part of Burley Consultants Surveyors' reports unless agreed with the client.

The information within this survey report will contribute to the risk assessment. The duty holder under the CAR 2006, is require to make the risk assessment using information provided within the survey report and based on detailed knowledge of the activities carried out within the premises. The risk assessment will form the basis of the management plan.

Further information and advice relating to risk assessments and management plans can be provided at the client's request.

Asbestos Information

General Information

Asbestos is the term used for the fibrous form of a number of naturally occurring silicates minerals, which have been exploited commercially for their useful properties of incombustible, tensile strength, flexibility, low thermal conductivity and resistance to chemical attack.

The three common types of asbestos are:

- Crocidolite - Blue
- Amosite - Brown
- Chrysotile - White

The distinct chemical, mechanical and physical properties of asbestos have caused significant amounts of asbestos to be used over the last century in the construction of industrial, commercial and domestic properties throughout the UK. Detailed below is some of the asbestos containing materials found in buildings;

Asbestos Product	Location / use	Asbestos content / type	Ease of fibre release
Loose Insulation	Loft insulation, mattresses, quilts.	Crocidolite or Chrysotile.	Readily airborne and can give rise to high exposures.
Sprayed Coating	Anti-condensation insulation (undersides of roofs), acoustic insulation (theatre), fire protection on steel.	55 – 58% asbestos. Crocidolite and various asbestos mixtures.	High potential for fibre release.
Thermal Insulation	Thermal insulation on pipes and boilers.	6 – 85% all types of asbestos.	High potential for fibre release dependant on lagging type.
Insulation Board	Fire protection, thermal and acoustic insulation, general building board.	Usually 15 – 25% Amosite / Chrysotile.	Readily broken, giving significant fibre release.
Paper / Felts / Cardboard	Electrical / heat insulation, lining to floor products.	Asbestos paper can contain 100% Chrysotile.	Easily damaged and can readily release fibres.
Rope / Cloth / String	Pipe insulation, fire resistant sealant.	Up to 100% Crocidolite / Chrysotile.	High fibre release during abrasion / cutting.
Gaskets	Boiler / pipe gaskets.	Usually 90% Crocidolite / Chrysotile.	Usually dry and easily damaged during removal.
Resin-based materials	Clutch / brake pads.	2 – 70% Chrysotile.	Low friability.
Cement Sheeting	Roofing, wall cladding, shuttering	10 – 15% usually Chrysotile	Low friability.
Pre-moulded products	Rainwater goods.	10 – 25% Chrysotile, Amosite or Crocidolite.	Low friability.
Textured Coating	Decorative coatings on ceilings / walls.	3 – 5% Chrysotile.	Low friability with increasing fibre release when abrased.
Bitumen Products	Roofing felts, damp proof course.	Usually 8% Chrysotile.	Fibre release unlikely during normal use.
Vinyl Floor Tiles	Thermoplastic floor tiles.	Up to 25% Chrysotile.	Fibre release unlikely during normal use.
Reinforced plastics	Toilet cisterns, bench work-tops.	1 – 10% Amosite or Chrysotile.	Fibre release unlikely.

* This is not a definitive list of asbestos containing materials, the information is guidance only.

Thermal Insulation:
Asbestos insulation can be found applied to pipes, boilers, pressure vessels and calorifiers. A variety of materials can be used; loose asbestos insulation, sprayed asbestos, hard set lagging, paper, quilts, felt and blankets. Asbestos content may vary from 10 – 100%. These materials may contain one or more of the asbestos minerals; chrysotile, Amosite and Crocidolite.
Thermal insulation (e.g. pipe insulation) is not assumed to be representative. Sampling cannot be exhaustive enough to detect residual lagging/debris. It must be strongly presumed to contain asbestos unless significant evidence (removal of the entire network of pipe insulation) can prove otherwise.
Loose and sprayed asbestos have the potential to give rise to high exposure (fibre release) especially if the material is dry and unsealed.

Asbestos Insulation Board (AIB):
AIB is used as a fire retardant panel to prevent the transfer of heat and the spread of fires e.g. fire doors lining. It contains typically up to 25% asbestos. The panel can readily release fibres if damaged or unsealed. In a good-coated condition the materials is relatively low risk. If these panes are vulnerable to damage or disturbance a short-term solution of over cladding (beading to edges or timber cladding) or a long-term solution of removal is recommended. In areas of unsealed AIB it is strongly recommended that this material is encapsulated by a specialist coating (ET10 / ET150). If the panels are damaged and venerable to future damage removal is strongly recommended.
A Licensed contractor is required to work with Asbestos Insulation Board and a 14 day notification is required to be issued to the HSE prior to work.

Asbestos Cement:
Asbestos Cement can occur in many forms; Guttering, Sheeting, Tiles, Flues. Generally, these product are low risk containing typically 10 – 15% asbestos. This type of materials can contain Chrysotile, Amosite or Crocidolite. It was manufactured up to November 1999. The asbestos fibres are tightly bound within the cement matrix. Cement is unlikely to release fibres unless damaged, broken, abrased or weathered.

Textured Coating;
Textured Coating can contain between 2 – 5 % asbestos. The fibres are bound within the matrix of the Textured Coating. The coating is unlikely to release asbestos fibres during normal usage. In a good coated condition this product is low risk and should remain in-situ. It is recommended that sampling is conducted prior to refurbishment or disturbance.
Note: Asbestos is difficult to detect within this material as it is unevenly distributed. In large areas several samples may need to be taken to become representative of the coating under inspection.
Avoid any abrasive action to this material e.g. Sanding / Scraping.

Fibre Board
Fibre Board can have an asbestos lining. This lining is paper that may be 100% asbestos. In a good-coated condition this material is low risk. It is strongly recommended that the material be kept in good coated condition.

Storage Heaters
Asbestos can be located within the base slab of the heater or lining the heater internally. This material can contain up to 40% asbestos. The material should be removed in its entirety if damaged or disturbed. The manufacturer can provide information on the 'make and model' of heaters that contain asbestos.

Bonded Products
The following materials are low risk bonded products; Mastic Pads, Vinyl Floor Tiles, Bitumen, Bakelite Switches, Sockets, Reinforced Plastic and Roofing Felts. These are all low risk products. The asbestos is tightly bonded within a matrix. Fibre release is unlikely unless the product is damaged or broken. Materials in good condition should remain in-situ with minimal disturbance.

All Products identified, as part of this survey must be regularly monitored. Any deterioration must be reported immediately. For further advice and clarification contact Burley Consultants Surveyors Ltd.

References

Legislative / Guidance References

A Health and Safety at Work etc. Act 1974 (HSW)

B Work with materials containing asbestos. Control of Asbestos Regulations 2012 (ACOP L143)

C Managing Health and Safety in Construction (Design and Management Regulations 2015)

D HSG264 Asbestos: The Survey Guide 2010

E HSG247 Asbestos: The Licensed Contractors Guide 2006

F HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005

J HSG210 Asbestos Essentials: A Task Manual 2008