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Hesbert Hall
Gisburn Forest
Skipton
North Yorkshire
BD234TA

Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey

04th of August 2015

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Reference: SASR – 3740			
Issue		Prepared by	Verified by
V1	X		
V2	-		
V3	-		
V4	-	Tom Moore	Ben Pickard
		Director	Director
Safer Asbestos Solutions Ltd, 2 Northumbria House, Oceana Business Park, Davy Bank, Wallsend, Newcastle upon Tyne, NE28 6UZ. Tel: 0191 263 1203 Fax: 08443 581 495 Email: info@saferasbestosolutions.com			

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0. Executive Summary

Site Location	<p>The site address is Hesbert Hall, Gisburn Forest, Skipton, North Yorkshire, BD23 4TA.</p> <p>The site is located on the outskirts of Skipton.</p>
General Site Description	<p>The site comprises of a two storey cottage and two barns.</p> <p>The construction is primarily of stone and brickwork, timber floors, plasterboard walls, timber and plasterboard ceilings.</p>
Date and type of survey undertaken	<p>It is understood from the client that the survey was undertaken to assist with the compliance of the Control of Asbestos Regulations (CAR) 2012. A Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey was undertaken in accordance with H.S.G. 264 (Asbestos: The Survey Guide) – surveying, sampling and assessment of asbestos containing material.</p> <p>The Safer Asbestos Solutions Ltd survey was conducted on the 4th of August 2015 by Tom Moore and Marco Massi of Safer Asbestos Solutions Ltd. The survey was required prior to commencing refurbishment works on site.</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>
Summary of Asbestos Containing Materials Identified	<p>Within the refurbishment asbestos survey a total of 8 no. inspections were analysed or presumed.</p> <p>Of these inspections 1no. was presumed to contain asbestos.</p> <p>The asbestos located was in the form of Bitumen Sarkin Felt.</p> <p>Asbestos Sarkin Felt – was presumed to be located within the roof void (please see attached plan). The material was found in good condition and sealed. It therefore poses a very low risk to human health. It is recommended to investigate further if likely to be disturbed by future works.</p> <p>Please note this is not a definitive list of asbestos items located within the survey. All asbestos containing materials should be removed or made safe prior to any works commencing that are likely to disturb or damage asbestos containing materials.</p>
Areas of No Access	<p>Every effort was made to access all areas of the site. Inaccessible areas and limitations of a Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey are detailed in Sections 4.2 and 1.3.2 of this report.</p> <p>Inaccessible areas should be presumed to contain asbestos containing materials (ACM) until such time as an inspection can be made that proves otherwise, as required by the Control of Asbestos Regulations (CAR) 2012.</p> <p>Where stated further investigation may require a 14 day notification and the presence of a licenced asbestos removal contractor.</p>
General Recommendations	<p>If asbestos containing materials (ACMs) are to remain in-situ across the premises, CAR 2012 requires a Duty Holder be appointed/identified, who will be responsible for producing and implementing an Asbestos Management Plan, as defined by H.S.G. 227 and H.S.G. 264.</p> <p>Due to the nature of a Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey there is always the possibility of asbestos being present within inaccessible areas and those areas outlined within Sections 1.3.2 and 4.2 of the report as outside the scope of this type of survey. If any work is to be carried out within these areas then materials encountered should be presumed to contain asbestos unless there is strong evidence for a reasoned argument that the material does not contain asbestos. This can be achieved by taking a sample and having subsequent analysis undertaken on the sample in accordance with HSG 248.</p> <p>Prior to refurbishment or any other works that might disturb the asbestos materials identified, they should be removed. It is recommended that a site-specific method statement be produced in order to facilitate the removal of the asbestos. It is advised that a duty holder be appointed to coordinate and oversee the management of asbestos at the site.</p>
<p>This sheet is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitations of this Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey.</p>	

1. Introduction

1.1 General

Safer Asbestos Solutions Ltd were commissioned by the Forestry Commission to undertake a Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey at Hesbert Hall.

Tom Moore and Marco Massi of Safer Asbestos Solutions Ltd undertook the survey on the 4th of August 2015. The survey was required prior to refurbishment works in order to give the contractors a more informed insight into the asbestos issues on site.

1.2 Objectives

A Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey was undertaken at the site in order to meet the following objectives:

- To identify the presence, location and condition of reasonably accessible asbestos containing materials (ACMs) prior to renovation works taking place.
- To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.

1.3 Survey Limitations

Whilst the surveyors made every effort, Safer Asbestos Solutions Ltd 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 4.2 of this document.

Features that generally fall outside the scope of a Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey include:

- Areas behind or above suspected asbestos containing materials (1) (As Per HSG-264)
- Within solid concrete floors where asbestos shuttering may have been used
- Within confined spaces etc. where reasonable access is unavailable (2)
- Within live plant or electrical apparatus
- Areas that are considered to present a significant Health & Safety Risk.

(1) Areas behind or above suspected asbestos containing materials are required to be inspected by HSG264. Where such areas could not be identified prior to the commission of the survey, a provisional sum should have been allowed for by the client to enable the surveyor to return to site with a licensed asbestos contractor in order to gain access. Such access may also necessitate 14-day (ASB5) notification to the HSE and may require concurrent air

monitoring to be carried out. Should this type of access be required, Safer Asbestos Solutions Ltd will liaise with the client and await the required agreement for project team to commencing beyond the agreed project scope.

(2) Where access could be restricted due to confined space or other health & safety concerns, these areas will be discussed prior to the commencement of the survey, using Safer Asbestos Solutions Ltd UP20 and UP21 Contract Documents, and any additional costs which would be entailed.

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 The Control of Asbestos Regulations 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.

1.4 **Report Conditions**

This report has been prepared in accordance with the accepted service details, terms and conditions of our accepted proposal letter. The report is further subject to the conditions detailed in Appendix A.

2. Site Details

2.1 Location

The site address is Hesbert Hall, Gisburn Forest, BD23 4SQ.

The site is located on the outskirts of Skipton.

2.2 Buildings

The site comprises of a number detached buildings: a two storey cottage and two barns and a small out building build date circa 1850.

Specific areas included within the survey scope are as follows:

Cottage

- Room 01 – Entrance porch
- Room 02 – Kitchen
- Room 03 – Passageway
- Room 04 – Storage room
- Room 05 – Living room comprising of a fireplace and an exit passage
- Room 06 – Bedroom comprising of a second fireplace
- Room 101 – Stairwell
- Room 102 – Bathroom
- Room 103 – Bedroom
- Room 104 Bedroom

Barn 01

- All Rooms

Barn 02

- All Rooms

External Shed

- All Areas

3. Survey Methodology

A Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey, based upon the methodology set out in H.S.G. 264 was undertaken. Each accessible area was inspected to locate materials presumed or strongly presumed to contain asbestos, and samples were taken where necessary.

Photographs of each sample location were taken, however where similar materials were identified these are referenced to similar homogeneous materials.

Each sample is assessed using a material assessment algorithm, which assigns a score of risk to each individual ACM based on the following criteria:

- Friability;
- Condition;
- Surface Treatment;
- Fibre Type;
- Accessibility, and;
- Position.

Each criterion has various scores and when all the scores for each are added together a value of risk is generated for the material. This is only a requirement of Management Surveys. However it is included within Safer Asbestos Solutions Ltd reports to allow the client more protection if asbestos removal does not take place within the stated 3 months as per H.S.G. 264.

All samples were analysed by a UKAS accredited laboratory using Polarised Light Microscopy and Dispersion Staining techniques in accordance with HSG 248.

4. Survey Conditions

4.1 Access Constraints

All areas of the site were assessed (unless stated in Section 4.2) for the presence of ACMs and where ACMs were presumed and/or strongly presumed samples were taken. These presumptions are based upon surveyors experience associated with identification of a particular material.

4.2 Areas of No Access

The table below identifies areas of no access:

Area of No Access	Reason
Limited access to loft visual inspection from hatch only.	Non boarded floor

Please refer to Section 1.3 for our standard Safer Asbestos Solutions Ltd Refurbishment Asbestos Survey limitations.

4.3 Survey Specific Notes

There is always a possibility that asbestos materials other than those highlighted by this report are present in those areas not accessed fully at the time of the survey.

Inaccessible areas 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.

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. 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 The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless strongly presumed otherwise or sampled to prove otherwise.

Asbestos products and non-asbestos products in some areas of the building are located in close proximity to each other. Care must be taken when removing the asbestos in order that contamination of the non-asbestos materials is not caused, as this will increase disposal costs.

Material assessments have been undertaken on the various items inspected. These assessments are carried out according to the material assessment algorithm appended to this report, which is based on the assessment criteria in H.S.G. 264.

5.0 Asbestos Register

Area	Feature	Material Type - (Friability)	Photo No.	Asbestos Fibre	Condition / Surface Treatment	Extent	Access / Position	Reference Number / (Identification)	Risk Band	Recommendations
Hesbert Hall, Roof, Loft	Sarkin	Bitumen - (Low)	g	Presumed Chrysotile (White Asbestos)	Fair / Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	Throughout sq. m.	Low / Internal	040815TM-08 (Visual Identification)	Risk Band D Very Low Risk Material	Investigate Further Once Safe Access Can Be Arranged As Per CAR2012.

6. Recommendations

6.1 Summary

Survey inspection reports detail the ACM identified, its approximate extent and its priority risk rating, these reports are contained within Appendix B of this report. The asbestos register, Section 5.0 of this report summarises asbestos containing materials and presumed asbestos materials identified during the course of the survey.

6.2 Asbestos Bitumen Sarkin

Asbestos Bitumen Sarkin Felt was presumed within the loft area due to limited access (please see plans for exact locations). The material was located in a good condition and was sealed. As such the material poses a very low risk to human health. It is recommended that the material inspected further as per CAR2012 prior to works commencing if likely to be disturbed.

Removal of Bitumen Sarkin Felt **does not necessitate** the use of a licensed asbestos removal contractor, and should be carried out in line with current asbestos legislation and guidance documents to ensure safe and appropriate working practice. An air-monitoring regime appropriate to the works undertaken should also be instigated to accompany any removal works. Key legislation and guidance that should be adhered to during the course of such works will include:

- The Control of Asbestos Regulations 2012 (and associated Approved Codes of Practice – L143)
- Management of Health & Safety at Work Regulations 1999
- Construction (Design and Management) Regulations 2007
- HSE Document HSG 247

6.3 General

If asbestos removal is required, it is recommended that a site-specific asbestos removal specification and method statements be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should 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 wastes from the site in line with the obligations of the Environmental Protection Act 1990.

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.

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

6.4 **Asbestos Management Plan (AMP)**

If asbestos remains within the building then an Asbestos Management Plan (AMP) will be required once the survey has been carried out.

The Control of Asbestos Regulations 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 for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

Areas highlighted in Sections 1.3.2 and 4.2 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.

Asbestos materials were encountered in the survey as detailed in Section 5.0. The AMP should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'no access' as stated in Sections 1.3.2 & 4.2. For example the requirements for working in these areas may be a permit to work system, appropriate risk assessments or by other means to ensure people are not exposed to asbestos.

Consultation of the Approved Code of Practice L127: The management of asbestos in non-domestic premises. (*Regulation 4 of the Control of Asbestos Regulations 2012*). Health and Safety Executive, 2012, outlines the procedures that should be followed when developing and implementing an AMP.

In accordance with Regulation 4 of The Control of Asbestos Regulations 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 considered 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, taking into account 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 ACMs present within a building. This overall assessment will then determine the management requirements for the building.

Safer Asbestos Solutions Ltd can assist in the process of risk assessment to further develop the AMP in accordance with L127 and HSG-227.

7. Glossary of Terms

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

8. References

H.S.G. 264 Asbestos: The Survey Guide

H.S.G. 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.

C.A.R. 2012 Control of Asbestos Regulations 2012, April 2012.

H.S.G. 227 A Comprehensive Guide to Managing Asbestos in Buildings

L127 The Management of Asbestos in Non-Domestic Premises

Appendix 1

Report Conditions

Safer Asbestos Solutions Ltd Asbestos Survey

This report is produced solely for the benefit of the Forestry Commission. No account is taken for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.


This report is based on a site inspection in the accessed areas as noted, the physical investigation as detailed, information supplied by those parties referenced in the text. Some of the opinions are based on approximated data and information and are presented as the best that can be obtained without further extensive dismantling and disturbance. Any extents are an estimation only of the surveyor at the time of the survey, as such should not be considered as definitive extent of the asbestos present. The test results that are available can only be regarded as a limited but likely representative sample assessed against current guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties. The possibility of the presence of asbestos elsewhere on the site where not accessed, cannot be discounted.

This report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference to Safer Asbestos Solutions Ltd. In time improved practices or amended legislation may necessitate a re-assessment.

The report is limited to those aspects specifically reported on and is necessarily restricted and no liability is accepted for any other aspect.

Appendix 2


Inspection Reports

Photo Number	1	Reference number	040815TM-01
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Textured Coating To Porch		

Building	Hesbert Hall	Condition	Poor	2
Floor Level	Ground	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Area 01 - Porch	Material Friability	Low	1
Feature	Textured Coating	Asbestos Type	N.A.D.I.S	0
Material Type	Textured Coating	Accessibility	High	2
Extent	10 sq. m.	Position	Internal	1
Recommendation	No Asbestos Detected. No Further Action Required.		Assessment Score	0
			Assessment Band	E

Site Address Hesbert Hall Gisburn Forest Skipton North Yorkshire	Client Details Forestry Commission Ealsburn Bellingham NE482HP
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Safer Asbestos Solutions Ltd 2 Northumbria House Oceana Business Park Wallsend Newcastle upon Tyne NE28 6UZ	Contact Details: Tel: 0191 2631203 Fax: 08443581495 Email: info@saferasbestosossolutions.com Web: www.saferasbestosossolutions.com	
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Photo Number	2	Reference number	040815TM-02
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Bitumen Sink Pad		

Building	Hesbert Hall	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Room 02 - Kitchen	Material Friability	Low	1
Feature	Sink Pad	Asbestos Type	N.A.D.I.S	0
Material Type	Bitumen	Accessibility	High	2
Extent	1 No.	Position	Internal	1
Recommendation	No Asbestos Detected. No Further Action Required.		Assessment Score	0
			Assessment Band	E

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Photo Number	3	Reference number	040815TM-03
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Bitumen Screed To Floor		

Building	Hesbert Hall	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Room 03 - ????	Material Friability	Low	1
Feature	Bitumen Screed	Asbestos Type	N.A.D.I.S	0
Material Type	Bitumen	Accessibility	High	2
Extent	12 sq. m.	Position	Internal	1
Recommendation	No Asbestos Detected. No Further Action Required.		Assessment Score	0
			Assessment Band	E

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Photo Number	4	Reference number	040815TM-04
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	040815TM-03
			
Notes	Bitumen Screed To Floor		

Building	Hesbert Hall	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Room 05	Material Friability	Low	1
Feature	Bitumen Screed	Asbestos Type	Strongly Presumed N.A.D.I.S	0
Material Type	Bitumen	Accessibility	Medium	1
Extent	Throughout sq. m.	Position	Internal	1
Recommendation	No Asbestos Detected. No Further Action Required.		Assessment Score	0
			Assessment Band	E

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Photo Number	5	Reference number	040815TM-05
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Textured Coating To Cupboard		

Building	Hesbert Hall	Condition	Good	0
Floor Level	Ground	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Room 05	Material Friability	Low	1
Feature	Textured Coating	Asbestos Type	N.A.D.I.S	0
Material Type	Textured Coating	Accessibility	High	2
Extent	0.5 sq. m.	Position	Internal	1
Recommendation	No Asbestos Detected. No Further Action Required.		Assessment Score	0
			Assessment Band	E

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Photo Number	6	Reference number	040815TM-06
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	040815TM-01
			
Notes	Textured Coating To Walls		

Building	Hesbert Hall	Condition	Fair	1
Floor Level	Ground	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Room 06	Material Friability	Low	1
Feature	Textured Coating	Asbestos Type	Strongly Presumed N.A.D.I.S	0
Material Type	Textured Coating	Accessibility	High	2
Extent	8 sq. m.	Position	Internal	1
Recommendation	No Asbestos Detected. No Further Action Required.		Assessment Score	0
			Assessment Band	E

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Photo Number	7	Reference number	040715TM-07
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Gasket To Boiler Pipe Work Within Boxing - REMOVED AS SAMPLE		

Building	Hesbert Hall	Condition	Fair	1
Floor Level	1st floor	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Room 102	Material Friability	Medium	2
Feature	Gasket	Asbestos Type	N.A.D.I.S	0
Material Type	Gasket / Seal	Accessibility	High	2
Extent	1 No.	Position	Internal	1
Recommendation	No Asbestos Detected. No Further Action Required.		Assessment Score	0
			Assessment Band	E

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Photo Number	8	Reference number	040815TM-08
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	Visual Identification
			
Notes	Sarkin To Roof		

Building	Hesbert Hall	Condition	Fair	1
Floor Level	Roof	Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Location	Loft	Material Friability	Low	1
Feature	Sarkin	Asbestos Type	Presumed Chrysotile (White)	1
Material Type	Bitumen	Accessibility	Low	0
Extent	Throughout sq. m.	Position	Internal	1
Recommendation	Investigate Further Once Safe Access Can Be Arranged As Per CAR2012.	Assessment Score		4
		Assessment Band		D

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Appendix 3

Risk Assessment Criteria

Material Assessment Algorithm

The material risk assessment algorithm is detailed within H.S.G. 264 (Asbestos: The Survey Guide) 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.

The Safer Asbestos Solutions Ltd Algorithm is based upon the H.S.G. 264 algorithm.

The algorithm score is based on the following criteria and points:

Product Type /Friability	Low = 1
	Medium = 2
	High = 3
Condition	Good = 0
	Fair = 1
	Poor = 2
	Debris = 3
Surface Treatment	Sealed Composites =0
	A.I.B. Painted / Cement = 1
	A.I.B. Bare, Encapsulated Lagging = 2
	Unsealed Sprays / Lagging = 3
Fibre Type	No Asbestos Detected = 0
	Chrysotile = 1
	Amosite = 2
	Crocidolite =3
Accessibility	Low = 0
	Medium = 1
	High = 2
Position	External = 0
	Internal = 1
	Induced Vent = 2

Once the score from each criterion is totalled a material assessment score is provided. Generally the higher the score the higher associated risk posed by a particular ACM.

The hazard assessment criterion examines the risk posed by an asbestos material to release fibres that may be inhaled. This factor is the most significant when assessing asbestos. Therefore in order to consider if an asbestos material will release fibres the material assessments considers the type of asbestos, the extent of any damage to the material, whether people will come in contact with the material etc.

These assessments are required to establish an asbestos management plan as it identifies areas of risk in order that procedures can be put in place; remedial works can be undertaken etc.

Risk Bands

The total material assessment algorithm value for each item is compared to Risk Bands as developed by Safer Asbestos Solutions Ltd in close consultation with H.S.G. 264. The risk bands are as follows:

Band A – (10 points or above) – High Risk Material - Materials in this category pose an immediate risk to anybody in their vicinity and as such, immediate plans for removal should be made. Until Removal can be achieved, access to the location of the material should be restricted and temporary measures to seal or repair the material should be put in place. Affixing asbestos warning labels can provide additional protection prior to removal.

Risk Band B – (7-9 Points) – Medium Risk Material – Materials in this category require remedial action as soon as reasonably practicable. Action may range from removal to repair, encapsulation and labelling. If left in-situ, the condition of the material should be monitored regularly, ideally as a minimum, at least on a six monthly basis and may require further repair or encapsulation if the condition has deteriorated.

Risk Band C – (5 -6 Points) – Low Risk Material – This category indicates the need for regular monitoring although the current risk of fibre release is low, this material may suffer deterioration through age/accident. It is recommended that asbestos materials in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

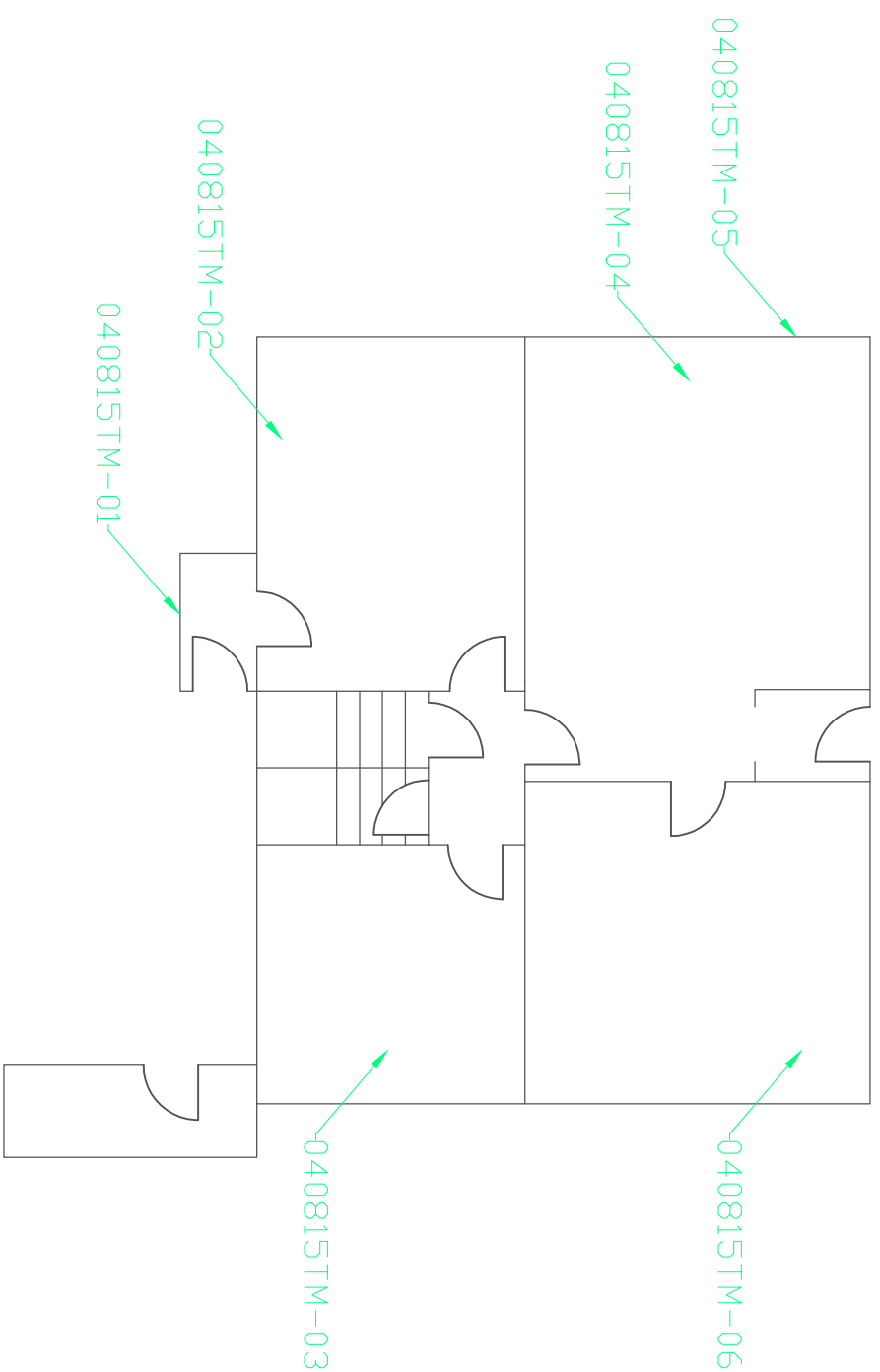
Risk Band D – (1-4) Points – Very Low Risk Material – This category indicates Low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band E (0 points) – No Asbestos Detected – No action is required.

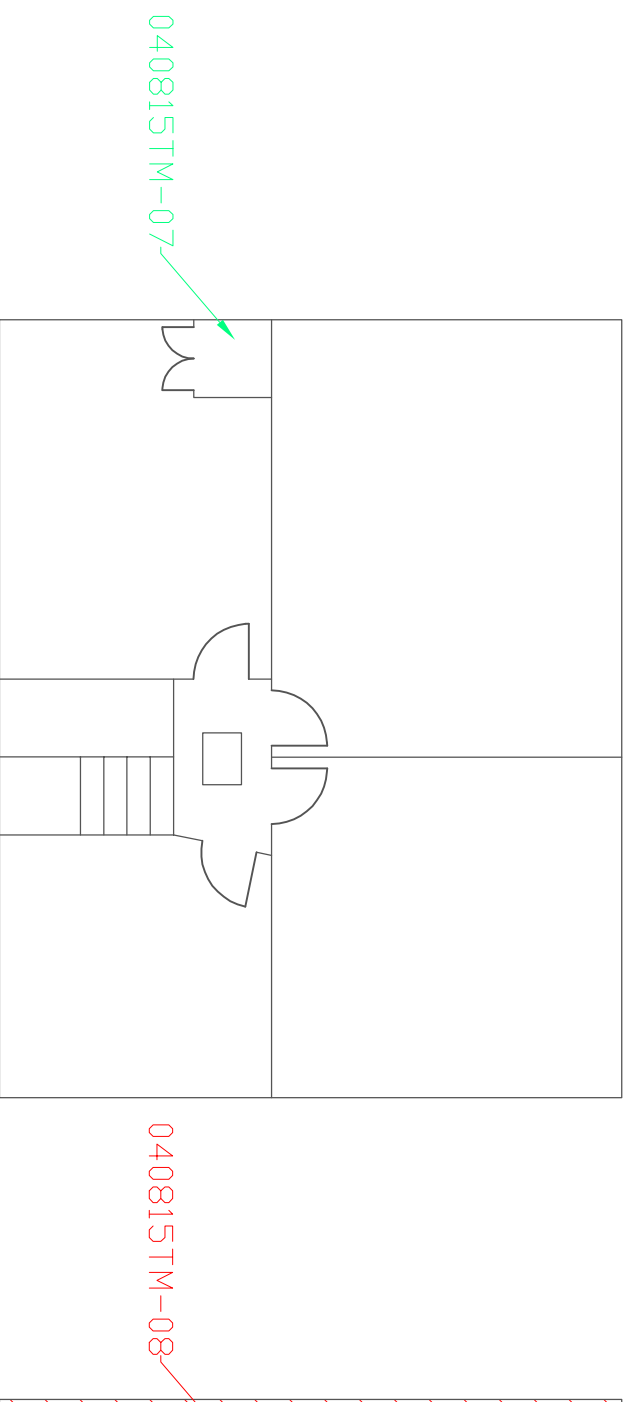
Appendix 4

Site Sketches

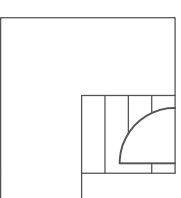
GROUND FLOOR



FIRST FLOOR



BASEMENT




LEGEND

310114BP-?? ASBESTOS INSPECTION LOCATION

310114BP-?? NEGATIVE INSPECTION LOCATION

ASBESTOS EXTENT


NO ACCESS AREA



Rev	Description	By	Chk	App	Date
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FORESTRY COMMISSION

SAFER ASBESTOS SOLUTIONS LTD
2 NORTHUMBRIA HOUSE
OCEANA BUSINESS PARK
DAVY BANK
NEWCASTLE UPON TYNE
NE28 6UZ
Tel: 0191 263 7203
Fax: 0844 9381 495
e-mail: info@saferasbestosolutions.com

The logo for Safer Asbestos Solutions features three overlapping squares in red, black, and green, arranged in a triangular pattern. To the right of the squares, the words "SAFER ASBESTOS SOLUTIONS" are written in a bold, sans-serif font, stacked vertically.

HESBERT HALL - GISBURN FOREST

Drawing Title:

ASBESTOS REFURBISHMENT SURVEY

Scale at A3	Drawn By	Date	Checked By	Date	Approved By	Date
NTS	MM	AUG/15	TM	AUG/15	BP	AUG/15
Project No.	Office	Type	Drawing No.	Revision		
SASR-3740	NEW	SP3	001			

APPROVAL ☐ INFORMATION ☒ TENDER ☐ CONTRACT ☐ CONSTRUCTION ☐

LEGEND

310114BP-?? ASBESTOS INSPECTION LOCATION

310114BP-?? NEGATIVE INSPECTION LOCATION



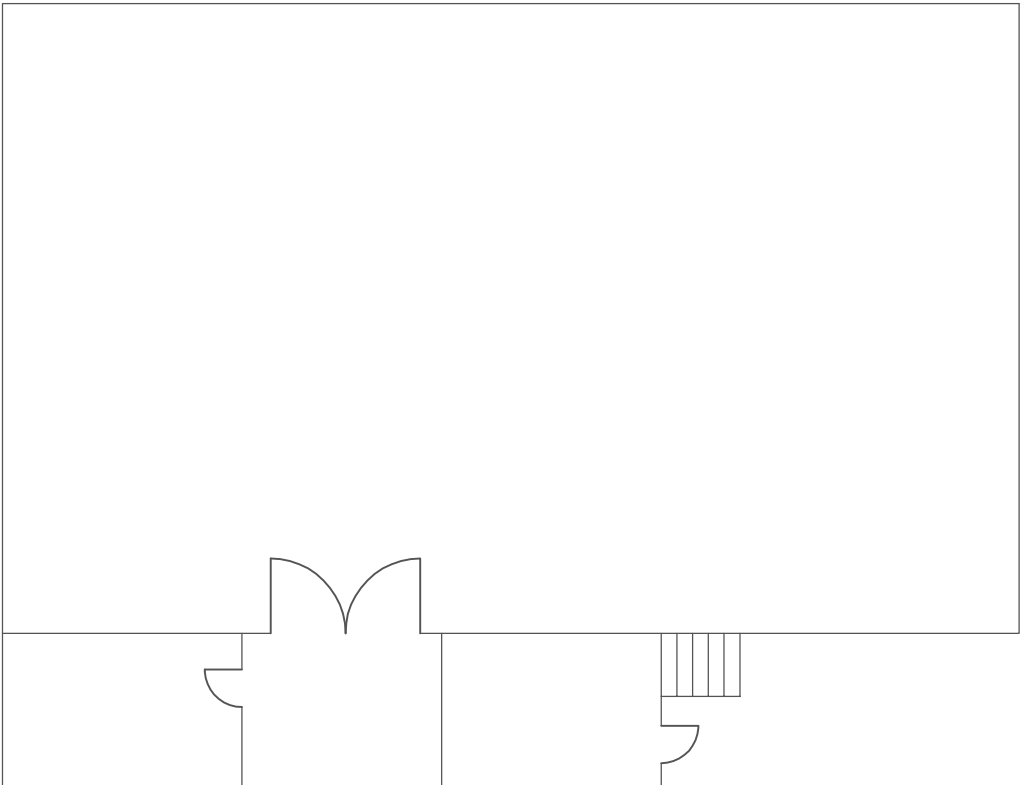
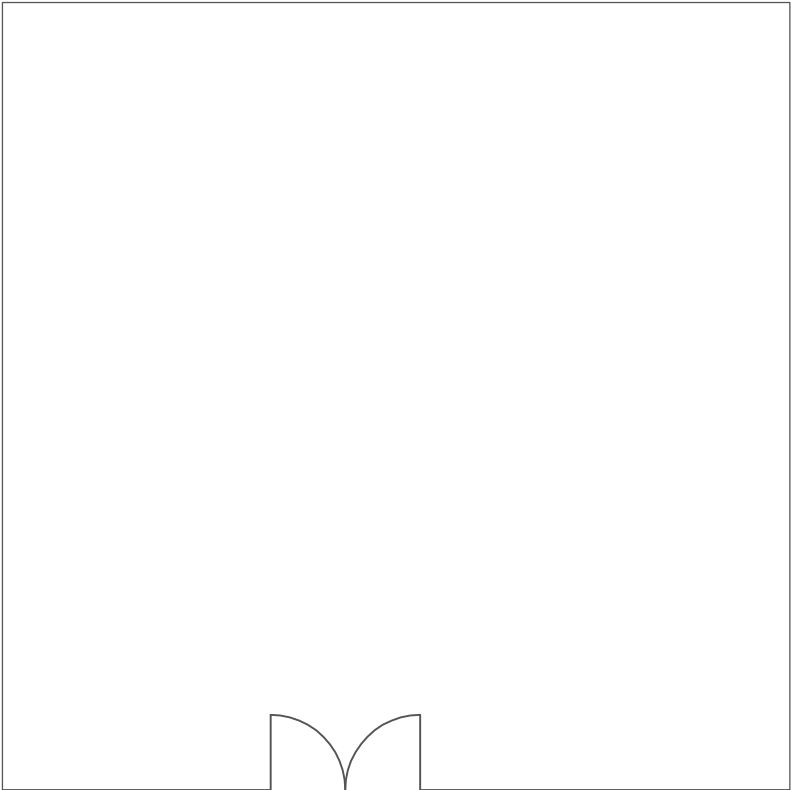
ASBESTOS EXTENT



NO ACCESS AREA

BARN 1

BARN 2



SAFER ASBESTOS SOLUTIONS LTD
2 NORTHUMBRIA HOUSE
OCEANIA BUSINESS PARK
DAVY BANK
NEWCASTLE UPON TYNE
NE28 6JZ
Tel: 0191 263 1203
Fax: 08445814485
e-mail: info@saferasbestos.com

Project:
HESBERT HALL - GISBURN FOREST
- BARNS

Drawing Title:

ASBESTOS REFURBISHMENT SURVEY

Rev	Description	By	CHK	App	Date
CLIENT					
FORESTRY COMMISSION					

Scale at A3	Drawn By	Date	Checked By	Date	Approved By	Date
NTS	MM	14/6/15	MM	14/6/15	GP	14/6/15
Project No.	Office	Type	Drawing No.	Revision		
SASR-3740	NEW	SP3	002			
APPROVAL <input type="checkbox"/> INFORMATION <input checked="" type="checkbox"/> TENDER <input type="checkbox"/> CONTRACT <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>						

Appendix 5

Analysis Certificates



Asbestos Bulk Analysis Report (PLM)

Samples Received	Aug 06, 2015	Client	Safer Asbestos Solutions
Date of Analysis	Aug 06, 2015	Job Address	Hesburt Hall, NA
Samples Analysed	Tracey Urwin , Nichol Associates Limited		
Samples Taken By	Safer Asbestos Solutions	NAL Number	J023382

Nichol Associates Limited Certificate Number: NALBC/J023382

URN Ref.	Sample Description	Sample Location	Asbestos Identified
BS036178	Textured Coating	Entrance Porch (040815TM-01)	No Asbestos Detected
BS036179	Sink Pad	Kitchen (040815TM-02)	No Asbestos Detected
BS036180	Bitumen Screed	Ground Floor (040815TM-03)	No Asbestos Detected
BS036181	Textured Coating	Room 05 (040815TM-05)	No Asbestos Detected
BS036182	Gasket	Room 104 (040815TM-07)	No Asbestos Detected

Notes:

Sample analysis conducted in accordance with in house procedure OP02, and HSG248, using PLM (polarized light microscopy).

Where the samples have been taken by persons other than Nichol Associates Limited staff we cannot accept responsibility for the accuracy of the sampling. Analysis represents the contents of the sample received and may not necessarily be representative of the material from which it originated.



Samples will be retained from 6 months prior to disposal unless otherwise stated.

Note: Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Report Authorised By	Tracey Urwin	Signed By	
Date	Aug 06, 2015	Position	Lab Technician