REFURBISHMENT & DEMOLITION ASBESTOS SURVEY

Site Details

Gomersall Hall
Oxford Rd
Gomersal
BD19 4AT

Survey Ref: S17535
Survey Date: 19 & 20 October 2023
Report Date: 20 October 2023

Client

Hutchinson Demolition & Dismantling

Hutchinson Asbestos Removal Limited
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Contents

Executive Summary

A refurbishment and demolition asbestos survey was carried out by Wayne Stocks of Hutchinson Asbestos Removal Ltd on 19th & 20th October 2023, at Gomersall Hall, Oxford Rd, Gomersall, BD19 4AT as instructed by representatives of the client Hutchinson Demolition & Dismantling.

The scope and limitations of the survey should be noted and vigilance exercised whenever areas of the building or fabric are opened up for maintenance or building works.

Surveyor/Report Author: Wayne Stocks
Reviewed by: Andrew Hutchinson

LOCATIONS WHERE ASBESTOS CONTAINING MATERIALS WERE IDENTIFIED/PRESUMED:

Sample number & Result	Material	Location	Extent	Recommendation
001 – Chrysotile	Rope pipe insulation	Pipes also run under floorboards on first floor.	Unmeasured	Remove using licensed contractors to trace pipes and establish full measurement
003 – Amosite & Chrysotile	Residue	First Floor, Room B, pipe joint below floorboard	Unmeasured	Remove using licensed contractors.
004 – Chrysotile	Rope seals	First Floor, Room E, fireplace	Approximately 5 Linear Meters	Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.
005 – Chrysotile	Rope seals	Ground Floor, Room 1, fireplace	Approximately 2 Linear Meters	Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.
Strongly Presumed – Crocidolite	Safe	Ground Floor, understairs	1 Unit	Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.
006 – Chrysotile & crocidolite	Asbestos Insulation Board - AIB	Ground Floor, Room 4, garage ceiling & top of stairs to first floor.	Approximately 34 mtr^2	Remove using licensed contractors.
007 – Chrysotile & crocidolite	Asbestos Insulation Board - AIB	Ground Floor, Room 5, AIB stuck to underside of joists & debris	Approximately 6 mtr^2	Remove using licensed contractors.
008 – Chrysotile	Rope pipe insulation	Ground Floor, rope pipe insulation to garage	Approximately 2 mtr^2	Remove using licensed contractors.
Strongly Presumed – Crocidolite	Cement	Outbuilding, store roof	Approximately 45 mtr^2	Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.

Site Details

This is a residential type of property, that is due to be demolished.

Description of areas included within the survey:	• All areas of site were accessed during the survey, apart from those referred to below.
Description of areas excluded from the survey:	Inaccessible areas were not inspected and should therefore be presumed to contain asbestos until proven otherwise. These areas include: • Within live equipment e.g. electrical and gas systems. All such items were presumed to be live during the course of the inspection. • Enclosed voids and similar spaces (i.e. where inspection of such areas may require the use of specialist tools or equipment or may cause damage to the structure and are not within the scope of this survey). • Joints, seals, pipework etc. that are inaccessible or may impact upon the structural integrity of the item. • Unless specifically detailed in this report, we have only inspected areas that could be accessed without specialist access equipment, other than stepladders.

Scope of the survey

To carry out an inspection of the property as far as reasonably practicable, to locate and describe all asbestos containing materials in the areas of work prior to the proposed refurbishment.

Aims and objectives of the survey

- To assist the client to identify all of the asbestos containing materials to be removed, controlled or avoided before refurbishment or demolition, as far as is reasonably practicable.
- To provide the survey report in a format that can be used to assist in the tendering process for removal of ACM's from the building prior to work commencing.
- To provide accurate information as far as is reasonably practicable on the location, extent and product type of any known or presumed ACM's.
- To inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACM's where asbestos removal may not take place for some time (eg 3 months).
- To assess the level of damage or deterioration of the ACM's and whether remedial action is required.
- To determine and record the asbestos type either by collecting representative samples of suspect materials for laboratory identification or by making a presumption based upon the product type & its appearance etc.

Survey limitations

During the course of the survey all reasonable efforts were made to access and inspect all areas of the Site within the scope of the survey to locate and identify any asbestos containing materials.

The assessment was undertaken by a trained and experienced surveyor. It is always a possibility that asbestos containing materials may be present at the site and not identified within this survey for various reasons including:

- Asbestos containing materials may be hidden within the structure of a building and may not be visible until the structure is dismantled.
- Access for the assessment may be restricted for reasons beyond our control, for example height, confined spaces, live electrical equipment, inconvenience to others or immovable obstacles. HAR Ltd have a duty of care under the Health and Safety at Work etc Act 1974 both to our staff and others.

Samples taken from floor tiles (or similar material) may include a bitumastic adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks have not been carried out unless otherwise stated.

Please note that due to the presence of sprayed-on asbestos insulation, which is extremely friable, particularly in the poor condition it has been found in, the surveyor was unable to undertake opening up to the extent that he would have preferred. It would have been necessary to set up enclosures and undertake localised breaking out to establish the actual locations, extent and amounts of insulation that is attached to the steel frame. It should therefore be assumed that all concealed steel is affected with sprayed-on material, unless specifically proved to the contrary.

Measurements

Please note all measurements in this survey are approximate measurements. These should not be relied upon for pricing any removal jobs. For the purpose of pricing removal works, the removal company should visit site & ascertain exact measurements.

Survey methodology

The asbestos survey was conducted by means of a systematic and thorough visual inspection of all accessible areas of the site in accordance with HSG264 Asbestos: The survey guide and HAR Ltd documented survey methodology, plan of work and risk assessment.

Where the surveyor suspected that a material on the site contained asbestos, a bulk sample was taken for analysis. In areas of the site where there were substantial quantities of visually uniform materials or commonly repeated elements of the same construction, then a small number of samples were taken and are considered as being representative of the whole area of material or element.

Samples were taken using a variety of tools including a chisel, sharp knife, core sampler or screwdriver where appropriate. In all cases of sampling, care was taken to ensure that the samples were representative of the material involved and that sufficient quantity of material was sampled.

Photographs were taken at all of the sample/inspection locations (unless otherwise stated).

Sampling methodology

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health and safety of site visitors. As required under the Control of Asbestos Regulations 2012, dust release during sampling was reduced to as low as reasonably practicable and an assessment in respect of likely dust release dictated the need for precautionary measures to be taken. Where applicable this included the following measures:

- Isolation of the sampling area and suitable warning notices posted to restrict entry during sampling works.
- Use of personal protective equipment
- Damping of the material by an atomiser spray to suppress dust release
- Surfaces where debris may fall are protected with polythene sheeting which can be easily cleaned. After sampling, any broken or unsealed material with potential to cause airborne dust was sealed with tape or filler and any remaining dust or debris was removed by wet wiping or by using an approved Type H vacuum cleaner. Immediately after collection, all samples were double-sealed in self-seal plastic bags. Great care was taken to prevent cross-contamination between samples. Any disposable material used in sampling or dust created whilst sampling was treated as if contaminated by asbestos and was taken away in sealed plastic bags and stored as asbestos waste awaiting disposal.
- The sample is labelled with a unique identifier that is also recorded in the survey documentation, records and site plans. The sampling position at the site may also be labelled with the same identifier.

The level of identification is recorded as follows:

Identified - A sample of the material has been taken for laboratory analysis and a result obtained. The result may show an asbestos content or prove that the material does not contain asbestos.

Strong Presumption - The material is strongly presumed to contain asbestos but no laboratory analysis has been carried out. Similar materials in the area may have been sampled to confirm the presence of asbestos or fibres may be clearly visible within the material.

Presumed - No asbestos fibres may be visible but asbestos is known to have been commonly used in the manufactured product. There is insufficient evidence to suggest that it is not an asbestos containing material.

Analytical Techniques

Samples were analysed by a laboratory holding the UKAS accreditation to ISO/IEC 17025 using polarised light microscopy (PLM).

Agreed exclusions and inaccessible areas

Inaccessible areas were not inspected and should therefore be presumed to contain asbestos until proven otherwise. These areas include:

- Within live equipment e.g. electrical and gas systems. All such items were presumed to be live during the course of the inspection.
- Enclosed voids and similar spaces (i.e. where inspection of such areas may require the use of specialist tools or equipment or may cause damage to the structure and are not within the scope of this survey).
- Joints, seals, pipework etc. that were inaccessible or may impact upon the structural integrity of the item.
- Unless specifically detailed in this report, we have only inspected areas that could be accessed without specialist access equipment, other than stepladders.

Method of risk assessment

Material Assessment Guide

The Material Assessment identifies the high-risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment, which will take into account factors such as:

- The location of the material
- The extent
- The occupancy of the area
- The activities carried on in area
- The likelihood/frequency with which maintenance activities are likely to take place.

The risk assessment can only be carried out with detailed knowledge of all the above points. Although we have some of the information that contributes to the risk assessment, under the Control of Asbestos Regulations 2012 it is the Duty Holder that is required to carry out the risk assessment using this survey and their detailed knowledge of activities carried out within premises. The risk assessment will form the basis for the management plan.

For each sample/inspection, a material assessment has been compiled using an algorithm (Table 1). A point score (weighting) is allocated on the basis of the examination of a number of parameters as detailed over the page. The value assigned to each of these parameters is added together to give a total score, the highest scores indicating high-risk materials.

Materials with assessment scores of **10 or more** are regarded as having a **high potential to release fibres if disturbed.**

Scores of between **7 and 9** are regarded as having **medium potential.**
Scores of between **5 and 6** a **low potential**.

Scores of **4 or less** have a **very low potential** to release fibres.
Non-asbestos materials are not scored.

This system is based on the method as described in HSG264 Asbestos: The survey guide.

Table 1 Material Assessment Algorithm Table

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
Product Type (Or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement)
	2	Asbestos insulating board, mill boards, other low-density insulating boards, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakages of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed sprays and laggings
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Priority Assessment Guide

The material assessment algorithm (Table 1) will identify the high-risk materials. However, a high score in the material assessment may not always require a high priority control action, if no one needs to enter the building or room, or suitable precautions to reduce the risk can be taken on the few occasions when it is occupied. The Management Priority Assessment will therefore give a risk management assessment, which takes into account other factors. This is used to refine the order of priority for a control action identified by the material assessment**.**

Under CAR 2012 the Duty Holder is required to make the risk assessment using their detailed knowledge of the activities carried out in the building(s). A priority assessment will only have been undertaken at the request of (and in consultation with) the Client using the criteria set out below:

The additional parameters included are:

- The location of the material
- Extent
- The occupancy of the area
- The activities carried out in the area
- The likelihood/frequency with which maintenance activities are likely to take place

<u>Priority Assessment Algorithm</u>

The priority assessment algorithm starts with the score from the material assessment algorithm but extends it to consider other relevant factors. The four general headings below are suggested as a guide. Table 2 gives an example of how to score various parameters under these four headings, which should then be combined (by rounding up to the nearest whole number) to give a total of four scoring parameters with values or 0-3.

Occupant Activity

- Main type of use and activity
- Other secondary activities

Likelihood of Disturbance

- Location of ACM
- Extent/amount of ACM
- Accessibility of the material

Human Exposure Potential

- Frequency of use of the area
- Average time area is in use
- Number of building/room occupants

Maintenance Activities (including cleaning if appropriate)

- Frequency of maintenance on the ACM
- Type of maintenance/disturbance

Table 2: Priority assessment algorithm table

Assessment Parameter	Score	Example of score variables
Normal Occupant Activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activity (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High level of disturbance, (e.g. Fire door with AIB sheet)
Secondary activities for area	As above	As above
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m″
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (e.g. strings, gaskets)
	1	<10m″ or 10m pipe run
	2	>10 -<50m″ or >10 -<50m pipe run
	3	>50m″ or >50m pipe run
Human Exposure Potential		
Number of occupants	0	None
	1	1 - 3
	2	4 - 10
	3	>10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time each in use	0	<1 hour
	1	>1 -<3 hours
	2	>3 -<6 hours
	3	>6 hours
Maintenance Activity		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in AIB ceilings)
	2	Medium disturbance (e.g. lifting 1 or 2 AIB ceiling tiles to access a valve)
	3	High levels of disturbance, (e.g. removing a number of AIB ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	>1 per month

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
Rope pipe insulation, runs under floorboards on first floor	Rope pipe insulation	Unmeasured	Medium	Good
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Unsealed	**Chrysotile**	001	Sampled

Material Assessment Score & Action	**8 – Medium Risk** Remove using licensed contractors.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
First floor, Room B, pipe joint below floorboards. This is within the ceiling void above room 5.	Minor residue	Unmeasured	Difficult	Poor
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Unsealed	**Amosite & Chrysotile**	003	Sampled

Material Assessment Score & Action	**11 – High Risk** Remove using licensed contractors.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
First Floor, Room E, Fireplace	Rope	Approximately 5 Linear Meters	Easy	Poor
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Unsealed	**Chrysotile**	004	Sampled

Material Assessment Score & Action	**8 – Medium Risk** Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, Room 1, Fireplace	Rope	Approximately 2 Linear Meters	Easy	Poor
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Unsealed	**Chrysotile**	005	Sampled

NO PHOTOGRAPH

Material Assessment Score & Action	**8 – Medium Risk** Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, under the stairs Possible AIB lining	Safe	1 Unit	N.A	Unknown
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Sealed within unit	**Presumed – Crocidolite**	N/A	Strongly Presumed

Material Assessment Score & Action	**8 – Medium Risk** Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, Room 4 & garage ceiling & top of stairs to first floor.	Asbestos Insulation Board	Approximately 34 mtr^2	Medium	Good
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Sealed	**Chrysotile & Crocidolite**	006	Sampled

Material Assessment Score & Action	**7 – Medium Risk** Remove using licensed contractors.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, Room 5 AIB stuck to underside of joists & debris	Asbestos Insulation Board	Approximately 6 mtr^2	Medium	Very Poor
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Unsealed	**Chrysotile & Crocidolite**	007	Sampled

Material Assessment Score & Action	**10 – High Risk** Remove using licensed contractors.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, paint-sealed rope pipe insulation in garage	Rope pipe insulation	Approximately 2 Linear Meters	Medium	Good
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Unsealed	**Chrysotile**	008	Sampled

Material Assessment Score & Action	**8 – Medium Risk** Remove using licensed contractors.

ASBESTOS REGISTER

Location	Product Type	Extent	Accessibility	Condition
Outbuilding, store roof	Cement	Approximately 45 mtr^2	Difficult	Poor
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	Unsealed	**Presumed – Crocidolite**	N/A	Strongly Presumed

Material Assessment Score & Action	**8 – Medium Risk** Removal by suitably trained operatives wearing appropriate PPE, prior to refurbishment/demolition.

NON-ASBESTOS MATERIALS

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Outside of building	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
High level Undercloaking	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Rear of property, cast gutters	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Cast downpipes	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Loft space, lagging on pipes	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Loft space, roofing felt	Bitumen	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	002	Sampled

Material Assessment Score & Action	**No asbestos containing materials detected in this sample.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Loft space, above garage	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
First floor, Room A, wall	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
First Floor, Room A, Ceiling	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
First Floor, Room B	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
First Floor, Room E, pipes below floorboards	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, Room 1, under floorboards.	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, Room 2	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Ground Floor, Room 3	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

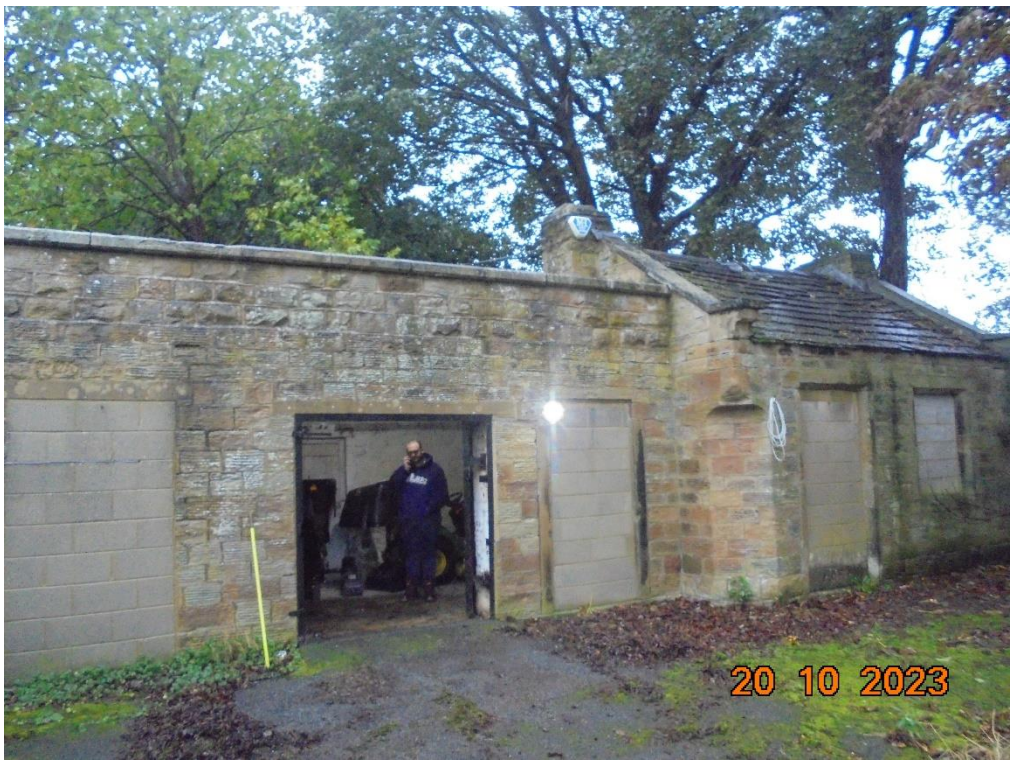
NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Outbuilding, Greenhouse	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Outbuilding, store	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-



Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

NON-ASBESTOS MATERIALS

Location	Product Type	Extent	Accessibility	Condition
Outbuilding, Store	-	-	-	-
	Surface Treatment	**Asbestos Type**	**Sample No.**	**Sampled/ Presumed/ Strongly Presumed**
	-	No asbestos detected	N/A	-

Material Assessment Score & Action	**No asbestos containing materials detected in this area.**

General recommendations

It is recommended that those responsible for the Site should implement the following:

- Check that the survey report is suitable and accurate in accordance the original tender and the guidance provided in HSG264 Asbestos: The survey guide 2010.
- Make safe or restrict access to any identified or presumed ACM's that are in poor condition or where there is a high potential of exposure to asbestos fibres by the site occupants.
- Review and update the organisation's asbestos policy.
- Review safe working procedures for ACM's.
- Provide appropriate information and training to all those who are responsible for the day to day management of the Site or those who may come into contact with ACM's.
- Label where appropriate identified and presumed ACM's.
- Carry out regular inspections and update the asbestos register when ACM's have been removed, when there are additions when new areas are sampled and record changes if the condition of the ACM's has altered.
- Undertake 'refurbishment and demolition' asbestos surveys where any refurbishment or demolition is planned or where more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.
- Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any person associated with the site, including staff, sub-contractors and others.
- Where removal or encapsulation has been recommended, a licensed asbestos removal contractor may be required to carry out the works in accordance with the *Control of Asbestos Regulations 2012*. The licensed contractor may be required to notify the HSE 14 days prior to commencement of the works. Practical guidance is given within the Health and Safety Commission Approved Codes of Practice (ACOP); *Managing and Working with Asbestos* (L143). Under no circumstances must any work with asbestos be undertaken without an assessment of work as detailed in Regulation 6 of the *Control of Asbestos Regulations 2012*. Consideration should be given to the choice of replacement materials following asbestos removal. In particular, where the product may have been used for fire/heat protection.
- In the case of refurbishment and demolition surveys, information on the condition of asbestos containing materials is not usually required as the ACM will be removed soon after the survey. However, where the removal will not take place within 3 months, it is recommended that the ACMs be managed during this period and remedial action taken as appropriate.

Definition of terms

Enclose - Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.

Encapsulate - Provision of paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release.

Label - Fixing of approved warning labels to the surface of the material to warn of the hazard.

Periodic inspection - Inspection of the material at defined intervals to check that its condition hasn't deteriorated to require enclosure, encapsulation or removal.

Repair – Where complete removal cannot be undertaken and there are areas of damage this may involve removal of loose debris, localised cleaning and the addition of a seal to the material to prevent further deterioration.

Remove - Complete removal of a material in compliance with Control of Asbestos Regulations 2012. These items are vulnerable to damage or in such poor condition that removal is the only practical option, or where refurbishment or demolition work is planned where the work will affect the asbestos material present & render removal necessary.

Restrict Access – There is a likelihood that damaged or /high risk ACM's could be disturbed during normal occupation. Therefore, to minimise the risk of exposure to asbestos, the area should be restricted to suitably trained personnel until remedial works have been carried out.

Environmental Clean – This is recommended where debris has been encountered and the extent cannot be quantified effectively thereby all surfaces should be cleaned.

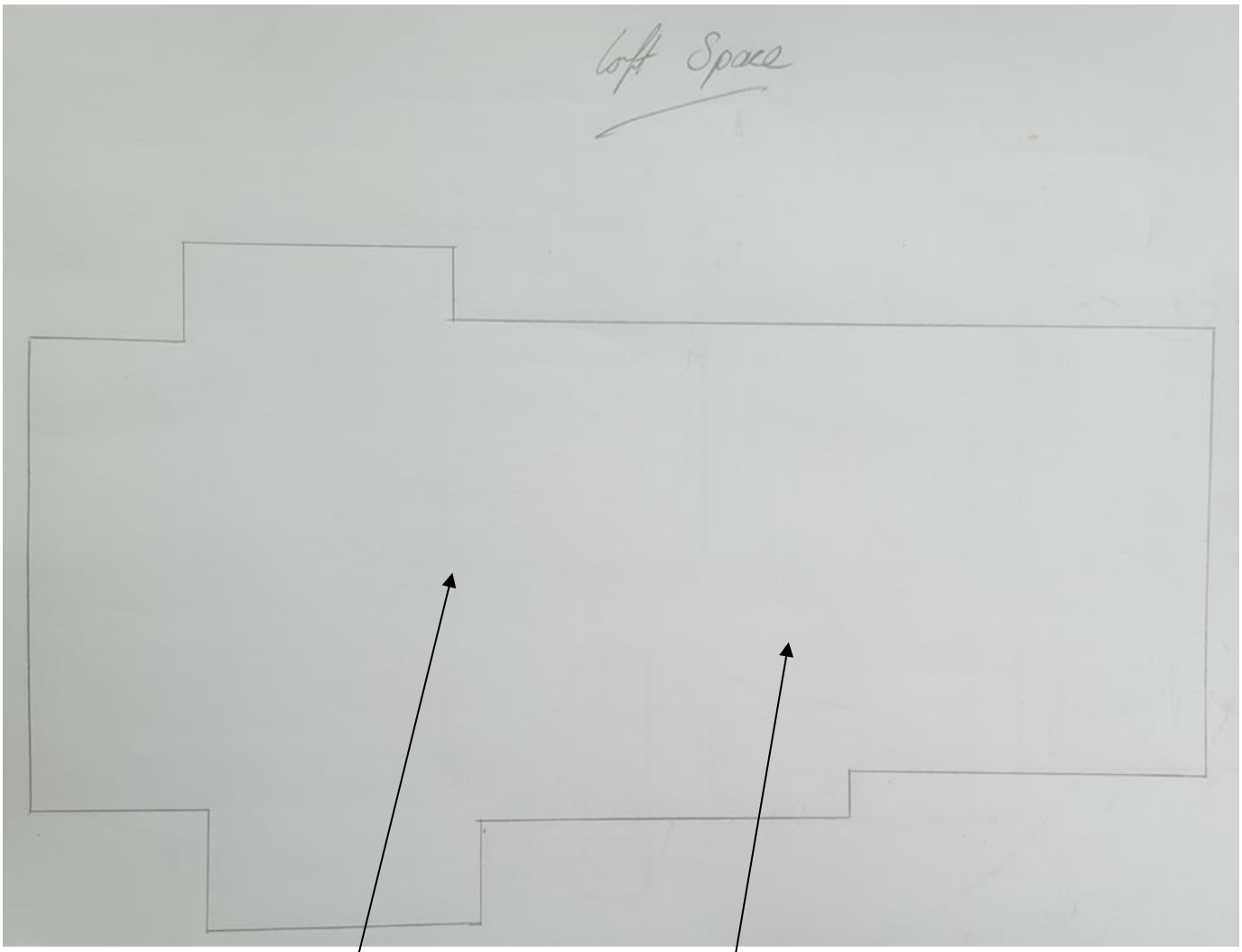
Manage - A policy of regular inspections to ensure that the ACM is maintained in good condition. Labelling of the material with appropriate hazard warning labels is recommended to avoid accidental damage.

ACM – Asbestos containing material

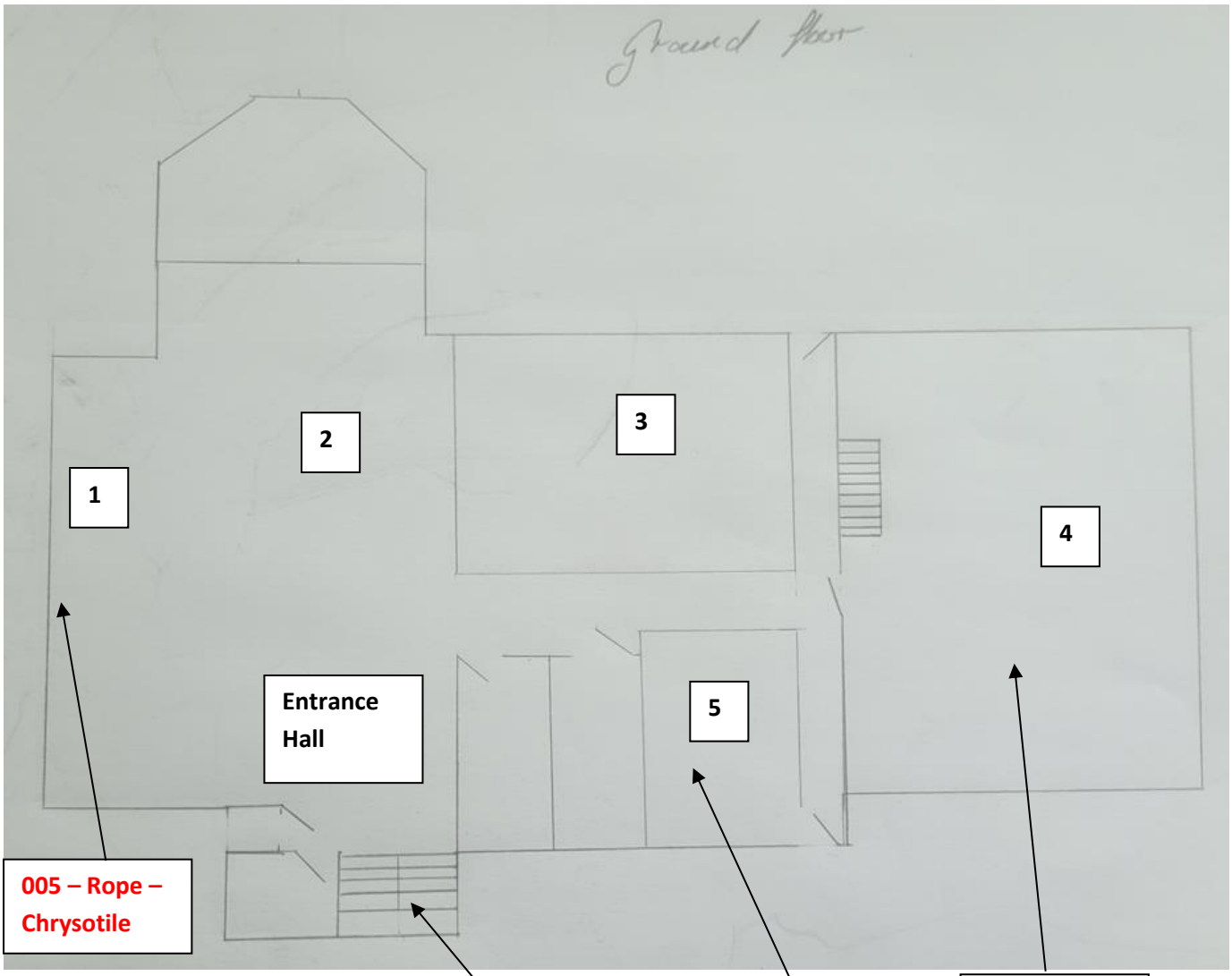
N/A – Not applicable

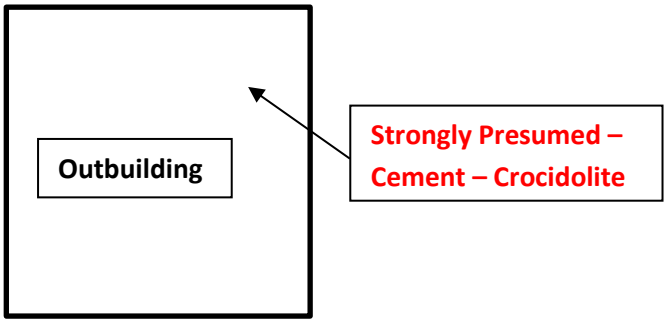
AIB – Asbestos insulating board

SITE PLANS

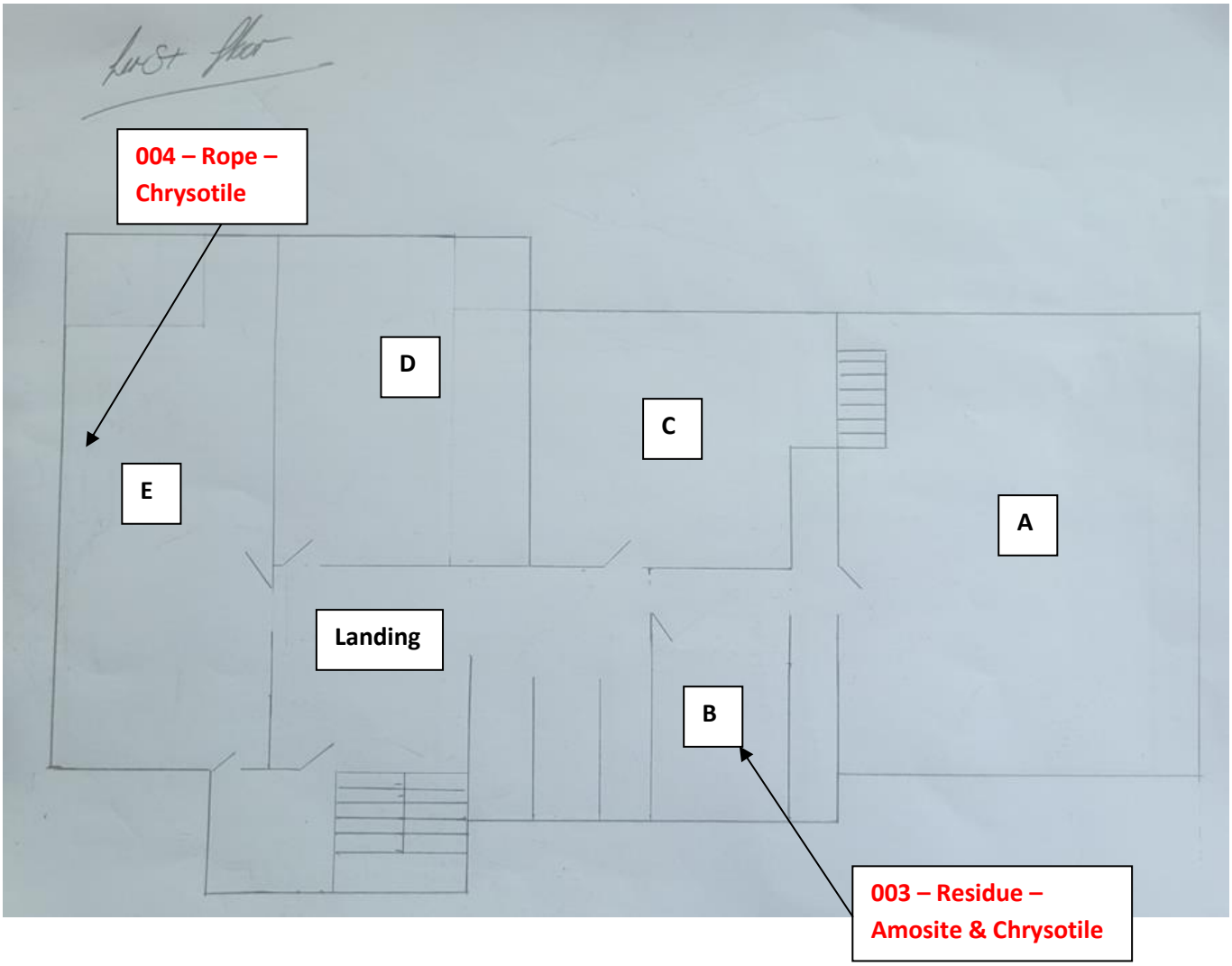

Loft Space
002 – Bitumen Felt – NAD
001 – Rope pipe insulation – Chrysotile

SITE PLANS


Ground floor
1
2
3
4
5
Entrance Hall
005 – Rope – Chrysotile
Strongly Presumed – Safe / AIB – Crocidolite
007 – AIB – Chrysotile & Crocidolite
006 – AIB – Chrysotile & Crocidolite


Outbuilding
Strongly Presumed – Cement – Crocidolite

SITE PLANS


004 – Rope – Chrysotile
D
C
E
A
Landing
B
003 – Residue – Amosite & Chrysotile

BULK ANALYSIS REPORTS

Certificate of Bulk Analysis

Customer: Hutchinson Asbestos Removal Limited
Customer Address: Healey Business Centre, Unit 4, Healey Lane, Batley, WF17 8EZ
Site Address: Gomersall Hall, Oxford Road, Gomersall, BD19 4AT
Client Reference: S17535

Project Number: P-42641
Samples Received On: 20/10/2023
Samples Taken By: Client
No of Samples: 8
Date of Analysis: 20/10/2023

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	Loft Space, Throughout & Below First Floor	Rope	Chrysotile	Abubakar Fadia
S002	002	Loft Space	Roof Felt - Bituminous Product	NAD	Abubakar Fadia
S003	003	Firs Floor	Pipes Below Floor - Debris	Amosite, Chrysotile	Abubakar Fadia
S004	004	First Floor Room E	Fire Place - Rope	Chrysotile	Abubakar Fadia
S005	005	Ground Floor 1	Rope	Chrysotile	Abubakar Fadia
S006	006	Ground Floor Room 4 - Garage	Ceiling - Insulating Board	Chrysotile, Crocidolite	Abubakar Fadia
S007	007	Ground Floor Room 5	Insulating Board	Chrysotile, Crocidolite	Abubakar Fadia
S008	008	Ground Floor Room 4	Rope	Chrysotile	Abubakar Fadia

Key: NAD = No Asbestos Detected

Authorised Signatory:	K. Varshe	Name / Position:	Varsha Kamireddy Deputy Quality Manager	Date of Issue:	26/10/2023

Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures - appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM). The samples were analysed as received.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for sampling techniques carried out by individual(s) not directly employed within the Company.

All analysed samples shall be retained within the laboratory for 6 months from the date of analysis. All reports and records for the analysis shall be retained for a minimum of 6 years from the date of analysis. This certificate **Issue No. 2** supercedes the previously issued **Issue No. 1** following amendments/changes made upon request by the client.