UKAS INSPECTION
0370

acorn analytical services

Asbestos Refurbishment Survey



31,33 and 33a High Street
Gosberton
Lincolnshire
PE11 4NW

on behalf of

Rilmac Insulation Ltd

Project Number:	Survey Date:	Issue Date:
N-70983	19 May 2025	28 May 2025

Constructionline Gold Member
SafeContractor APPROVED
UKATA PROFESSIONAL MEMBER
CHAS
atac
ISOQAR REGISTERED UKAS MANAGEMENT SYSTEMS 0026
Certificate Number 15782
ISO 9001, ISO 14001,
ISO 45001

Acorn Analytical Services Limited • 25 Charter Gate - Quarry Park Close
- Moulton Park - Northampton - NN3 6QB
T: 0844 818 0895 • E: south@acornasbestos.co.uk • W: www.acorn-as.com

Overview of Services Provided by Acorn Analytical Services

UKAS Accredited Services*

Asbestos Surveys

Management, Refurbishment, Demolition Surveys
Asbestos Re-inspections

Asbestos Testing

Specific Sampling
Bulk Sample Analysis
Air Testing, 4 Stage Clearances

Non-UKAS Accredited Services

Asbestos Consultancy

Project Management, Specifications, Work Tenders, Contractor Selection
UKATA Asbestos Awareness Training
Asbestos Due Diligence
Asbestos Database Provision
Asbestos in Soil Surveys
Asbestos in Soils Testing

Asbestos Remediation

Assistance with Asbestos Repair, Encapsulation, Removal

Consultancy

Hazardous Material Surveys
Anthrax and Lead in Paint Testing
Floor Plans and Measured Building Plans

LEEDS (HEAD OFFICE)	NORTHAMPTON OFFICE
OFFICE AND UKAS LABORATORY The Old Print Works Carr Street Cleckheaton BD19 5HG T: 01924 4435 52 E: info@acorn-as.com	OFFICE AND UKAS LABORATORY 25 Charter Gate Quarry Park Close Northampton NN3 6QB T: 01604 648 928 E: south@acornasbestos.co.uk

LONDON OFFICE	SCOTLAND OFFICE	WOLVERHAMPTON OFFICE
Kemp House 152 City Road London EC1V 2NX T: 020 8168 0895 E: london@acornasbestos.co.uk	Office F11 Carmont House Crichton Business Park Bankend Road Dumfries DG1 4TG T: 0141 370 1800 E: info@acorn-as.com	Suite 4 Chestnut House Kingswood Business Park Wolverhampton WV7 3AU T: 01902 581 995 E: wolverhampton@acornasbestos.co.uk

**The following services are included within the scope of Acorn Analytical Services' UKAS accreditations: Management, Refurbishment and Demolition Surveys, Asbestos Re-inspections, Bulk Sample Analysis, Air Testing, 4 Stage Clearances.*

- *UKAS Type C Inspection Body Accreditation to ISO17020 – Reference 0370*
- *UKAS Testing Laboratory to ISO17025 – Reference 2418*

All UKAS accredited services are provided by the Leeds (Head Office) and Northampton offices.
All other services as listed are not covered by UKAS and are outside the scope of our accreditations.

Executive Summary

The executive summary gives a brief outline of the asbestos containing materials (ACMs) identified on site. It also details the risk assessment score associated with these materials which have been listed in risk order. Areas where no access or limited access was gained are also included within this summary. These areas must be presumed to contain ACMs until proven otherwise. Although this section provides a summary, all sections of this report should be read.

Scope & Building Details

To undertake a refurbishment survey ahead of alterations to the existing ground floor to create a 2 bedroom/3 person flat and a conversion of the existing detached garage to create two new 1 bedroom/2 person flats - In line with plans provided by client. The property was unoccupied at the time. The property was a 2 storey brick detached house and workshop built circa 1900s. The survey was conducted by Darren Webster (Lead Surveyor)

Asbestos Containing Materials

Building	Floor	Room	Description	Product Type	Material Risk Score	Action / Recommendation
31,33 and 33a High Street	Ground Floor	024 - Garage	Textile flashguards in electrical fuse box	Woven Textile	4	Manage or Remove
31,33 and 33a High Street	External	99 - External	Corrugated cement sheets to roof over workshops and garage	Cement	4	Manage or Remove
31,33 and 33a High Street	1st Floor	001 - Landing	Remnants of thermoplastic tiles and bitumen adhesive to concrete floor	Thermoplastic Tiles & Bitumen Adhesive	3	Manage or Remove
31,33 and 33a High Street	1st Floor	002 - Cupboard	Remnants of thermoplastic tiles and bitumen adhesive to concrete floor	Thermoplastic Tiles & Bitumen Adhesive	3	Manage or Remove
31,33 and 33a High Street	1st Floor	003 - Shower Room	Remnants of thermoplastic tiles under shower tray and bitumen adhesive to concrete floor	Thermoplastic Tiles & Bitumen Adhesive	3	Manage or Remove
31,33 and 33a High Street	1st Floor	004 - Kitchen	Bitumen adhesive to concrete floor	Bitumen	3	Manage or Remove
31,33 and 33a High Street	1st Floor	005 - Lounge	Bitumen adhesive to concrete floor	Bitumen	3	Manage or Remove
31,33 and 33a High Street	1st Floor	006 - Bedroom	Bitumen adhesive to concrete floor	Bitumen	3	Manage or Remove

Areas Not Accessed

All areas within scope of survey were accessed.

Contents

1.0	Survey Introduction	5
2.0	Survey Location Descriptions	7
3.0	Areas Not Accessed	9
4.0	Risk Assessment	10
5.0	Asbestos Register	29
Appendix I Certificate of Bulk Analysis		30
Appendix II Plans		33
Appendix III Scope of Works		37

Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
Rilmac Insulation Ltd Unit 7 Crofton Drive Allenby Road Industrial Estate Lincoln LN3 4NJ	31,33 and 33a High Street Gosberton Lincolnshire PE11 4NW	N-70983	19 May 2025	28 May 2025

Report Signatures

Reported and Issued By		Surveyor and Quality Check By	
Antonia Francis		Darren Webster	

1.0 Survey Introduction

1.1 This is an Asbestos Refurbishment Survey Report written to facilitate the management and/or removal of asbestos containing materials (ACMs) detailed in this section.

1.2 To undertake a refurbishment survey ahead of alterations to the existing ground floor to create a 2 bedroom/3 person flat and a conversion of the existing detached garage to create two new 1 bedroom/2 person flats - In line with plans provided by client. The property was unoccupied at the time. The property was a 2 storey brick detached house and workshop built circa 1900s. The survey was conducted by Darren Webster (Lead Surveyor)

1.3 This report provides detailed information and results following an Asbestos Refurbishment Survey. The survey and subsequent report was carried out in full accordance with HSG264 Asbestos: The Survey Guide, HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures' and implemented with Acorn Analytical Services documented in house procedures.

1.4 An Asbestos Refurbishment Survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. A Refurbishment Survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. The survey will involve destructive inspection as necessary. Please note that as refurbishment takes place, ACMs may be uncovered that were virtually and physically impossible, even under the restraints of a refurbishment survey, to locate and identify e.g. below solid concrete floors and other solid structural elements.

1.5 There is a specific requirement under Control of Asbestos Regulations 2012 (Regulation 7) for all ACMs to be removed, as far as reasonably practicable, before refurbishment or final demolition. Removing of ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The Survey Report should be supplied by the Client to Designers and Contractors who may be bidding for the work, so that the asbestos risks can be addressed.

1.6 In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, as the asbestos removal may not take place for some time, the ACMs condition has been assessed so that materials can be managed.

1.7 Where sampling was carried out as part of the Refurbishment Survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos, they were considered to be representative of other similar materials used in the same way in the building. Bulk Sampling was undertaken in-line with the recognised safe procedures in order to cause minimal possible potential risk to health of the building occupants and visitors.

Asbestos Duty Implications

The dutyholder has express undertakings to comply with the Control of Asbestos Regulations 2012. If asbestos has been identified, there will be recommendations detailed in the asbestos data sheets within the report. The recommendations fall within three categories: Manage, Remediate or Remove. If the dutyholder does not follow the recommendations, they risk being in breach of the Regulations. Breaches of Regulation can result in a number of outcomes, including: HSE Verbal Warning, HSE Letter, Improvement Notice, Prohibition Notice, Prosecution, Fines, Costs, Victim Surcharges or Custodial Sentence.

More information on types of notices and penalties can be found on the Health and Safety Executive's website here:

- Examples of notices: https://www.hse.gov.uk/enforce/enforcementguide/notices/notices-types.htm
- Examples of maximum penalties: https://www.hse.gov.uk/enforce/enforcementguide/court/sentencing-examples.htm
- The HSE Enforcement Management Model: https://www.hse.gov.uk/enforce/emm.pdf

2.0 Survey Location Descriptions

2.1 This document is an Asbestos Survey report and is intended to provide the reader with specific detailed information on the locations of asbestos containing materials (ACMs) identified at the site.

2.2 Detailed asbestos information can be found within the specific asbestos data sheets within this report. The following location descriptions have been compiled and are intended to aid in a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. Appended to each location description is a list of rooms accessed during the survey. The location descriptions are not intended to be utilised as and do not constitute a general building or construction material survey.

Building: 31,33 and 33a High Street			
Location:	**Construction Overview**	**Photos**	
	Floors: Concrete and timber with some bitumen adhesive, thermoplastic tiles and ceramic tiles covering Walls: Masonry plastered and plasterboard Ceiling: Plasterboard, fibreboard and concrete with some textured coating covering Ceiling Void: Timber framework and ceiling with MMMF insulation above plasterboard ceiling Loft Space: Timber framework with modern felt lining, brick and breeze block gable ends, some polystyrene sheets, MMMF insulation above plasterboard ceiling below, plastic flue, timber and plastic packers under windowsills Other: Timber doors, doorframes and skirting, lead and plastic waste, plasterboard boxing to steel beam External: Modern felt to flat roof, concrete tiles to apex roof and		

Building: 31,33 and 33a High Street			
Location:	**Construction Overview**	**Photos**	
	corrugated cement sheets to garage & workshop, brick walls with some render, concrete lintels, uPVC and metal windows, UPVC and timber doors, timber fascias, plastic and metal rainwater goods, timber soffits and fascias to garage & workshops		

3.0 Areas Not Accessed

3.1 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted. The Client and or Duty Holder must presume that asbestos containing materials (ACMs) are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

All areas within scope of survey were accessed.

4.0 Risk Assessment

Material Assessment

4.1 The risk categories detailed within this report are part of the Material Assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. 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 a medium potential and those materials with a score between 5 and 6 are regarded as having a low potential to release fibres if disturbed. Scores of 4 or less have a very low potential to release fibres and those materials which are analysed and found to be non-asbestos are not given a Material Assessment score.

4.2 The following algorithm is a Material Assessment that identifies high-risk materials; those which 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.

4.3 The following tables contain examples of scores which are combined to calculate a total score of between 2 and 12. The total score forms the Material Assessment score.

Product Type

Score	Examples
1	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, 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.

Damage Extent

Score	Examples
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 breakage of materials or several small areas where material has been damaged revealing loose fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Surface Treatment

Score	Examples
0	Composite materials containing asbestos: reinforced plastics, resins, 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 lagging and sprays.

Asbestos Type

Score	Examples
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite.
3	Crocidolite

Priority Assessment

4.4 The priority risk assessments detailed within this report are part of the priority assessment algorithm as detailed within HSG227 a comprehensive guide to Managing Asbestos in premises. Priority risk assessments and total risk scores are outside UKAS Accreditation held by Acorn Analytical Services.

4.5 The material assessment identifies the high risk materials, that is, those which 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 remedial action.

4.6 Management priority must be determined by carrying out a risk assessment, which will also take into account additional factors such as:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

4.7 These additional factors represent the information required to formulate the required priority risk assessments.

4.8 The following table describes the basic considerations to be taken into account when evaluating the overall priority risk.

Occupant Activity

Assessment Factor:	Score:	Examples of Score Variables:
Main Activity: Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
Secondary Activity:	As Above	As Above

Likelihood of Disturbance

Assessment Factor:	Score:	Examples of Score Variables:
Location:	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	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	<10 m² or <10 Lm
	2	>10 m² to <50m² or >10 Lm to <50 Lm
	3	>50 m² or >50 Lm

Human Exposure Potential

Assessment Factor:	Score:	Examples of Score Variables:
Number of Occupants:	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Area Usage:	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area in Use Per Day:	0	< 1 Hour
	1	> 1 Hour to < 3 Hours
	2	> 3 Hour to < 6 Hours
	3	> 6 Hours

Maintenance Activity

Assessment Factor:	Score:	Examples of Score Variables:
Type of Maintenance Activity:	0	Minor disturbance (e.g. access)
	1	Low disturbance (e.g. changing light bulbs)
	2	Medium disturbance (e.g. lift asbestos tiles)
	3	High levels of disturbance (e.g. removal of acm)
Frequency of Maintenance Activity:	0	ACM unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	>1 per month

Priority Assessment Risk Definitions

4.9 The assessment algorithm helps to produce priority assessments in a consistent format.

4.10 Scores from the material assessment and the priority assessment are added together to give the overall risk assessment. Risk assessment scores for different locations can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions on frequency checks more dependent on the knowledge of the Duty Holder / Responsible Person.

4.11 Algorithms are provided as a guide, but they are assessments and will often require the Duty Holder / Responsible Person to make their own additional judgments.

Priority Risk Guide to Action Plan

Risk of Fibre Release	Score	Guide to Action Plan
High	>18	Urgent Action / Remove
Medium	14 – 17	Remediate / Encapsulate & Monitor
Low	9 – 13	Monitor Six to Twelve Months
Minor	1 – 8	Monitor Annually

4.12 The "Guide to Action Plan" forms the basis of the action plan relating to the asbestos containing materials. If any elements change to the material risk or priority risk assessments then these need to be reflected and updated here so that the actions are based on the most up to date information.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	012 - Office
Description	Textured coating to plasterboard ceiling and under stairs
Sample Reference	S003
Quantity	25 m^2



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	012 - Office
Description	Bitumen adhesive to concrete floor
Sample Reference	S004
Quantity	25 m²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	013 - Office
Description	Textured coating to remnants of plasterboard ceiling
Sample Reference	S005
Quantity	8 m²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	013 - Office
Description	Bitumen adhesive to concrete floor
Sample Reference	Ref S004
Quantity	8 m²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
Sample referenced to a sample previously collected during the survey
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	014 - Kitchen
Description	Textured coating to remnants of plasterboard ceiling
Sample Reference	S006
Quantity	8 m^2



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	014 - Kitchen
Description	Bitumen adhesive to concrete floor
Sample Reference	Ref S004
Quantity	7 m²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
Sample referenced to a sample previously collected during the survey
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	016 - Office
Description	Textured coating to plasterboard ceiling
Sample Reference	S007
Quantity	14 m²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

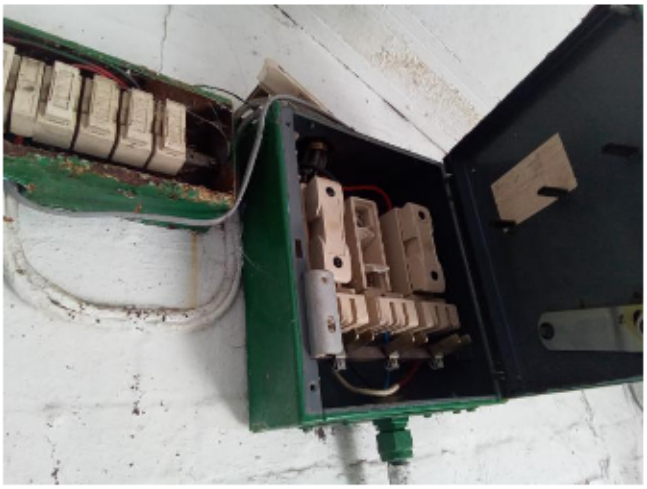
Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	**No of Occupants**	**Frequency of Use**
N/A	N/A	N/A
Average Time	**Maintenance Activity**	**Freq of Maintenance**
N/A	N/A	N/A

Material Risk Score:	Priority Risk Score:
N/A	N/A
Total Risk Score:	**Risk Description:**
N/A	**N/A**

Comments
N/A
Recommendations
No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	Ground Floor
Room	024 - Garage
Description	Textile flashguards in electrical fuse box
Sample Reference	S008
Quantity	3 Units



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Woven Textile	2

Condition	
Good Condition	0
Surface Treatment	
Sealed Woven	1

Priority Assessment

Occupancy Activity	Location	Accessibility
2	2	0
Extent of Material	**No of Occupants**	**Frequency of Use**
	1	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	1	2

Material Risk Score:	Priority Risk Score:
4	7
Total Risk Score:	**Risk Description:**
11	Low Risk

Comments
N/A
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	1st Floor
Room	001 - Landing
Description	Remnants of thermoplastic tiles and bitumen adhesive to concrete floor
Sample Reference	S001
Quantity	5 m²



Material Assessment

Analysis Result	
Chrysotile (Tile and Bitumen)	1
Product Type	
Thermoplastic Tiles & Bitumen Adhesive	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	2
Extent of Material	**No of Occupants**	**Frequency of Use**
	0	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	2	3

Material Risk Score:	Priority Risk Score:
3	7
Total Risk Score:	**Risk Description:**
10	Low Risk

Comments
N/A
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	1st Floor
Room	002 - Cupboard
Description	Remnants of thermoplastic tiles and bitumen adhesive to concrete floor
Sample Reference	Ref S001
Quantity	1 m²



Material Assessment

Analysis Result	
Chrysotile (Tile and Bitumen)	1
Product Type	
Thermoplastic Tiles & Bitumen Adhesive	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	0
Extent of Material	**No of Occupants**	**Frequency of Use**
	0	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
0	0	2

Material Risk Score:	Priority Risk Score:
3	3
Total Risk Score:	**Risk Description:**
6	Very Low Risk

Comments
Sample referenced to a sample previously collected during the survey
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	1st Floor
Room	003 - Shower Room
Description	Remnants of thermoplastic tiles under shower tray and bitumen adhesive to concrete floor
Sample Reference	Ref S001
Quantity	1 m²



Material Assessment

Analysis Result	
Chrysotile (Tile and Bitumen)	1
Product Type	
Thermoplastic Tiles & Bitumen Adhesive	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	0
Extent of Material	**No of Occupants**	**Frequency of Use**
	0	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	2	2

Material Risk Score:	Priority Risk Score:
3	6
Total Risk Score:	**Risk Description:**
9	**Low Risk**

Comments
Sample referenced to a sample previously collected during the survey
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	1st Floor
Room	004 - Kitchen
Description	Bitumen adhesive to concrete floor
Sample Reference	S002
Quantity	5 m²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
2	2	0
Extent of Material	**No of Occupants**	**Frequency of Use**
	3	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	2	3

Material Risk Score:	Priority Risk Score:
3	9
Total Risk Score:	**Risk Description:**
12	Low Risk

Comments
N/A
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	1st Floor
Room	005 - Lounge
Description	Bitumen adhesive to concrete floor
Sample Reference	Ref S002
Quantity	16 m²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	1	0
Extent of Material	**No of Occupants**	**Frequency of Use**
	3	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	2	3

Material Risk Score:	Priority Risk Score:
3	7
Total Risk Score:	**Risk Description:**
10	Low Risk

Comments
Sample referenced to a sample previously collected during the survey
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	1st Floor
Room	006 - Bedroom
Description	Bitumen adhesive to concrete floor
Sample Reference	Ref S002
Quantity	14 m²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Bitumen	1

Condition	
Low Damage	1
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	2
Extent of Material	**No of Occupants**	**Frequency of Use**
	1	3
Average Time	**Maintenance Activity**	**Freq of Maintenance**
3	1	1

Material Risk Score:	Priority Risk Score:
3	5
Total Risk Score:	**Risk Description:**
8	Very Low Risk

Comments
Sample referenced to a sample previously collected during the survey
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	31,33 and 33a High Street
Floor	External
Room	99 - External
Description	Corrugated cement sheets to roof over workshops and garage
Sample Reference	S009
Quantity	80



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Cement	1

Condition	
Low Damage	1
Surface Treatment	
Unsealed Cement	1

Priority Assessment

Occupancy Activity	Location	Accessibility
1	0	0
Extent of Material	**No of Occupants**	**Frequency of Use**
	0	0
Average Time	**Maintenance Activity**	**Freq of Maintenance**
0	0	1

Material Risk Score:	Priority Risk Score:
4	2
Total Risk Score:	**Risk Description:**
6	Very Low Risk

Comments
N/A
Recommendations
Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

5.0 Asbestos Register

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Analysis Result	Quantity	Risk Score	Action
31,33 and 33a High Street	Ground Floo	024 - Garage	Textile flashguards in electrical fuse box	Difficult	2	0	1	Chrysotile	3 Units	11	Manage or Remove
31,33 and 33a High Street	1st Floor	001 - Landing	Remnants of thermoplastic tiles and bitumen adhesive to concrete floor	Easy	1	1	0	Chrysotile (Tile and Bitumen)	5 m²	10	Manage or Remove
31,33 and 33a High Street	1st Floor	002 - Cupboard	Remnants of thermoplastic tiles and bitumen adhesive to concrete floor	Easy	1	1	0	Chrysotile (Tile and Bitumen)	1 m²	6	Manage or Remove
31,33 and 33a High Street	1st Floor	003 - Shower Room	Remnants of thermoplastic tiles under shower tray and bitumen adhesive to concrete floor	Easy	1	1	0	Chrysotile (Tile and Bitumen)	1 m²	9	Manage or Remove
31,33 and 33a High Street	1st Floor	004 - Kitchen	Bitumen adhesive to concrete floor	Easy	1	1	0	Chrysotile	5 m²	12	Manage or Remove
31,33 and 33a High Street	1st Floor	005 - Lounge	Bitumen adhesive to concrete floor	Easy	1	1	0	Chrysotile	16 m²	10	Manage or Remove
31,33 and 33a High Street	1st Floor	006 - Bedroom	Bitumen adhesive to concrete floor	Easy	1	1	0	Chrysotile	14 m²	8	Manage or Remove
31,33 and 33a High Street	External	99 - External	Corrugated cement sheets to roof over workshops and garage	Medium	1	1	1	Chrysotile	80	6	Manage or Remove

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'. Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s). In this instance, Acorn Analytical Services Limited guarantees the accuracy of the sample analysis only. This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited. Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation including product type.

Note 1: Where Acorn Analytical Services Limited did not take the sample, then the sampling elements are outside the scope of UKAS accreditation. The only information provided by Acorn Analytical Services Limited are Product Type and Analysis Result.
Note 2: Bulk samples are retained at the laboratory for a period of 6 months.
Note 3: These results relate only to the sample as tested.

Client and Site Details

Client Details	Site Address	Project Number
Rilmac Insulation Ltd Unit 7 Crofton Drive Allenby Road Industrial Estate Lincoln LN3 4NJ	31,33 and 33a High Street Gosberton Lincolnshire PE11 4NW	N-70983

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Darren Webster	Acorn Analytical Services Limited	19 May 2025

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Thermoplastic Tiles & Bitumen Adhesive	1st Floor	001 Landing	Remnants of thermoplastic tiles and bitumen adhesive to concrete floor	Chrysotile (Tile and Bitumen)
S002	Bitumen	1st Floor	004 Kitchen	Bitumen adhesive to concrete floor	Chrysotile
S003	Textured Coating	Ground Floor	012 Office	Textured coating to plasterboard ceiling and under stairs	No Asbestos Detected
S004	Bitumen	Ground Floor	012 Office	Bitumen adhesive to concrete floor	No Asbestos Detected
S005	Textured Coating	Ground Floor	013 Office	Textured coating to remnants of plasterboard ceiling	No Asbestos Detected

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S006	Textured Coating	Ground Floor	014 Kitchen	Textured coating to remnants of plasterboard ceiling	No Asbestos Detected
S007	Textured Coating	Ground Floor	016 Office	Textured coating to plasterboard ceiling	No Asbestos Detected
S008	Woven Textile	Ground Floor	024 Garage	Textile flashguards in electrical fuse box	Chrysotile
S009	Cement	External	99 External	Corrugated cement sheets to roof over workshops and garage	Chrysotile

Signatures

Analysed and Issued By	Signature	Date
Nassifu Lugolobi		28 May 2025

Appendix II Plans

Plan Information:

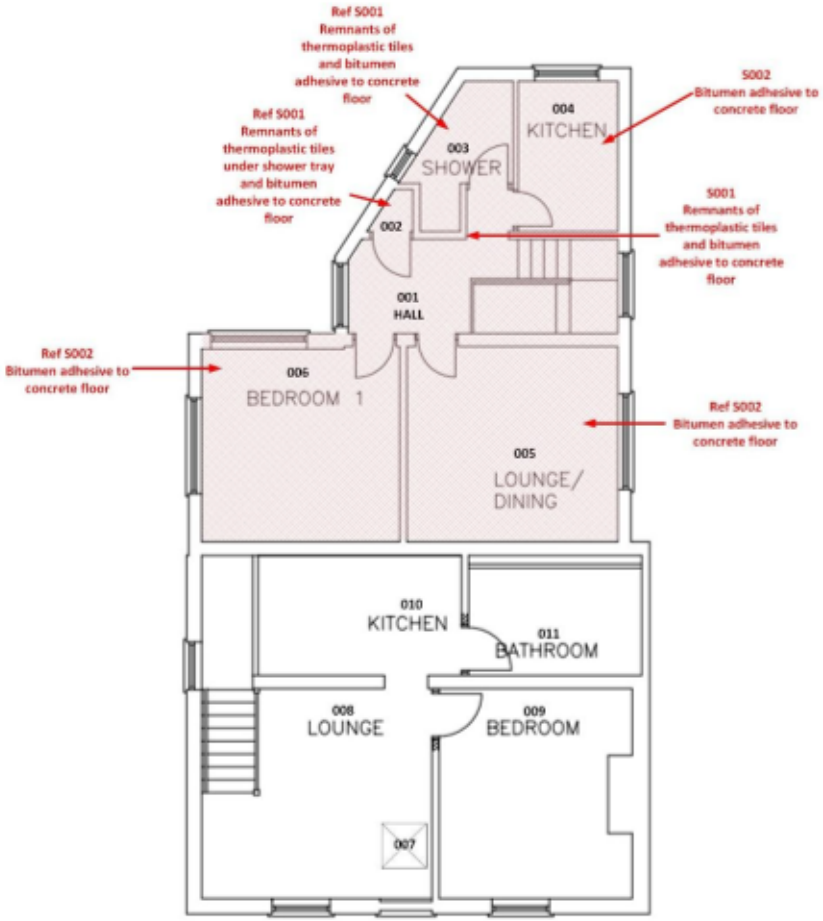
- Plans not to scale
- For more information please see the relevant section within the main report.

Contains Asbestos

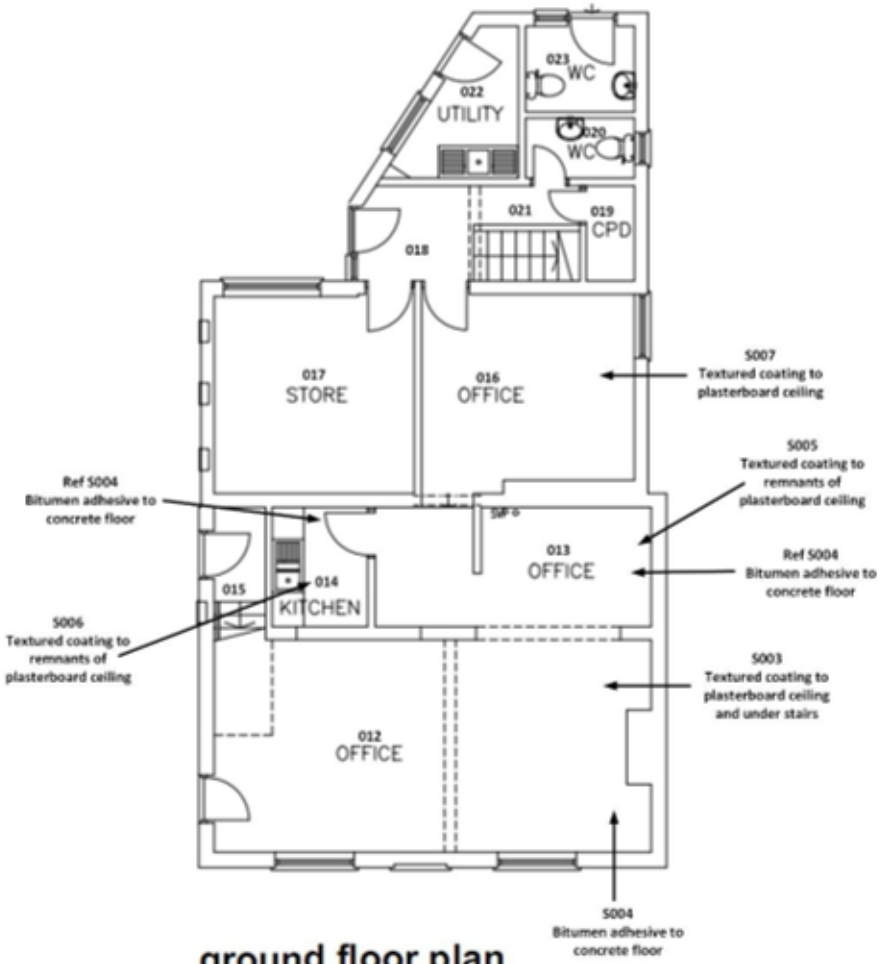
Not Accessed – Presumed Asbestos

MAIN BUILDING:

MAIN BUILDING FLATS 1, 2, 3

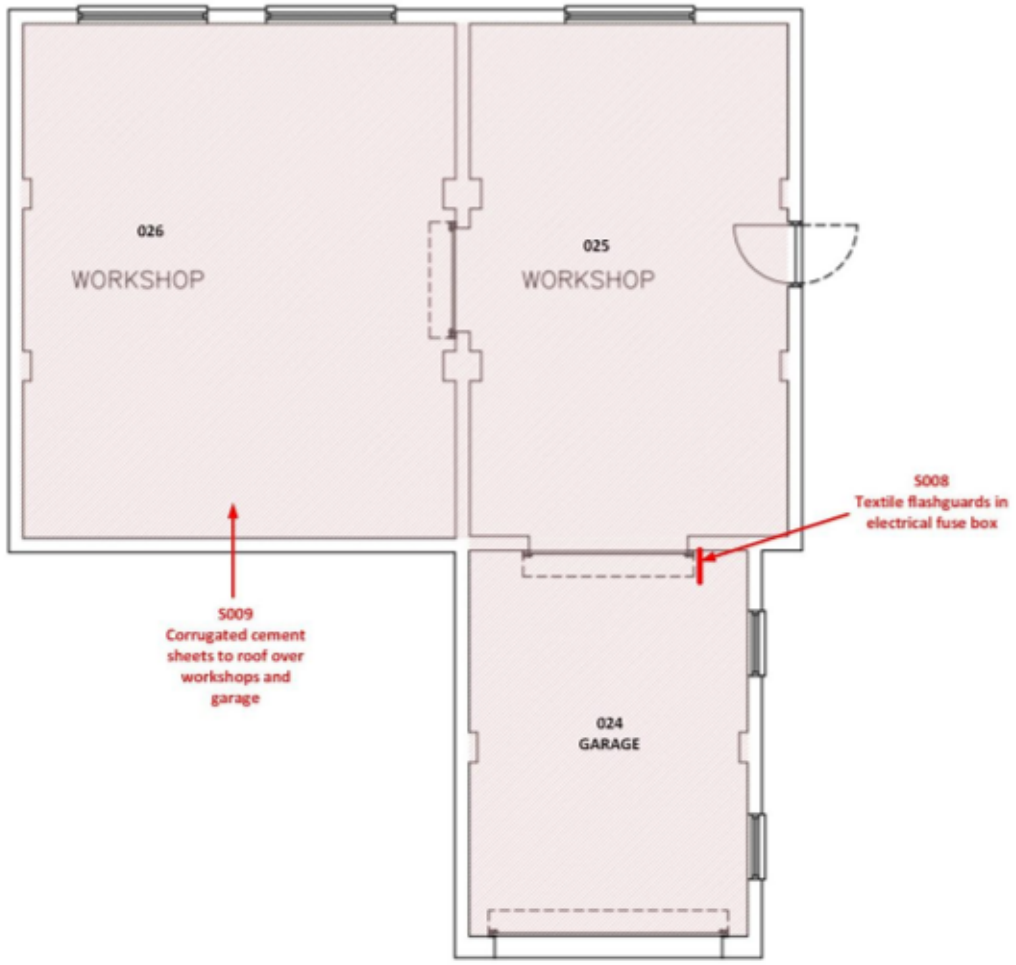


first floor plan



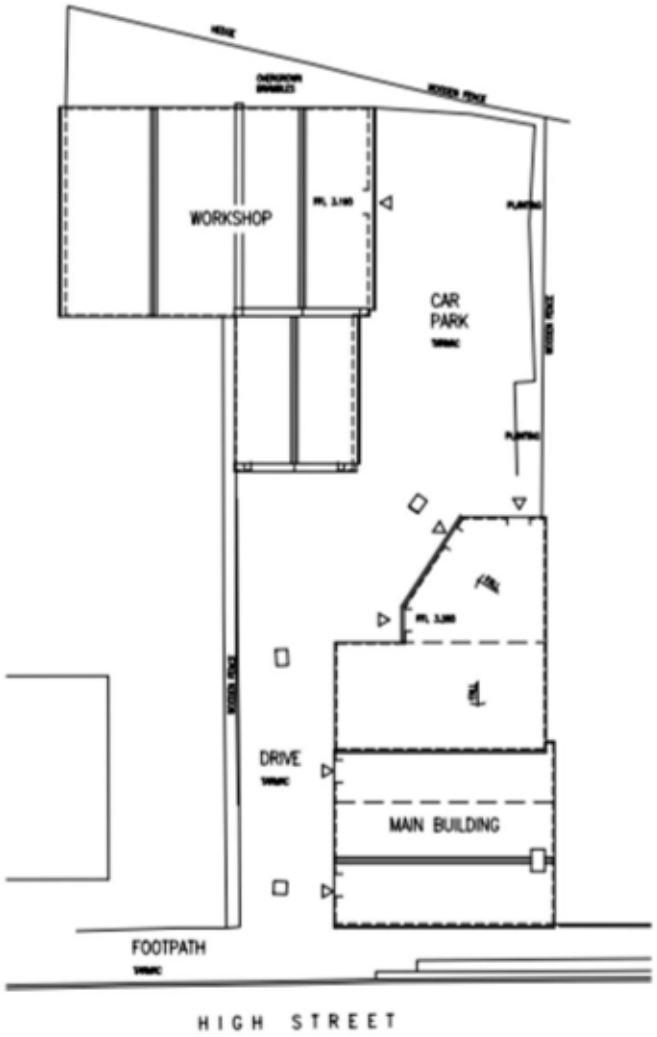
ground floor plan

Workshop:



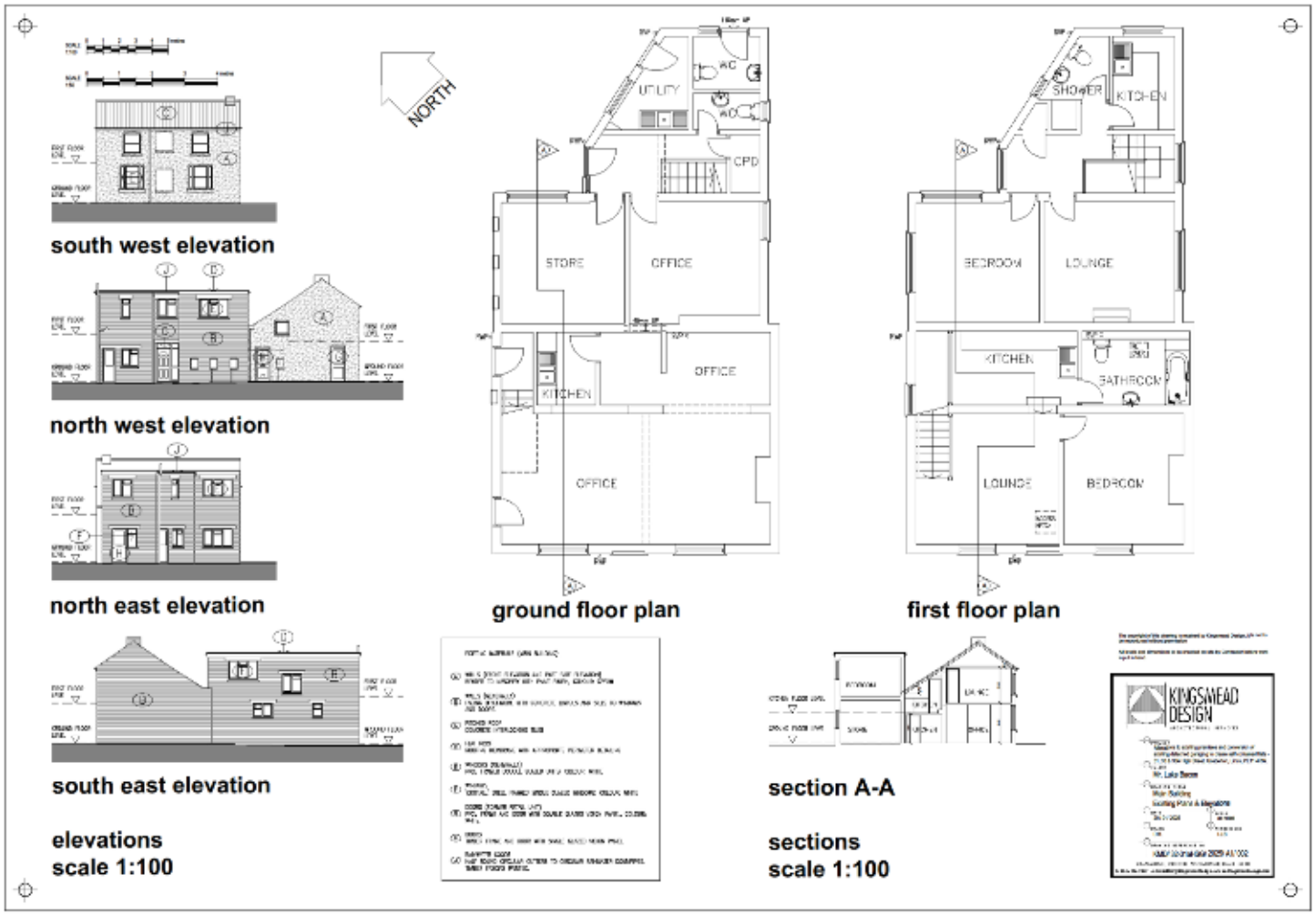
ground floor plan

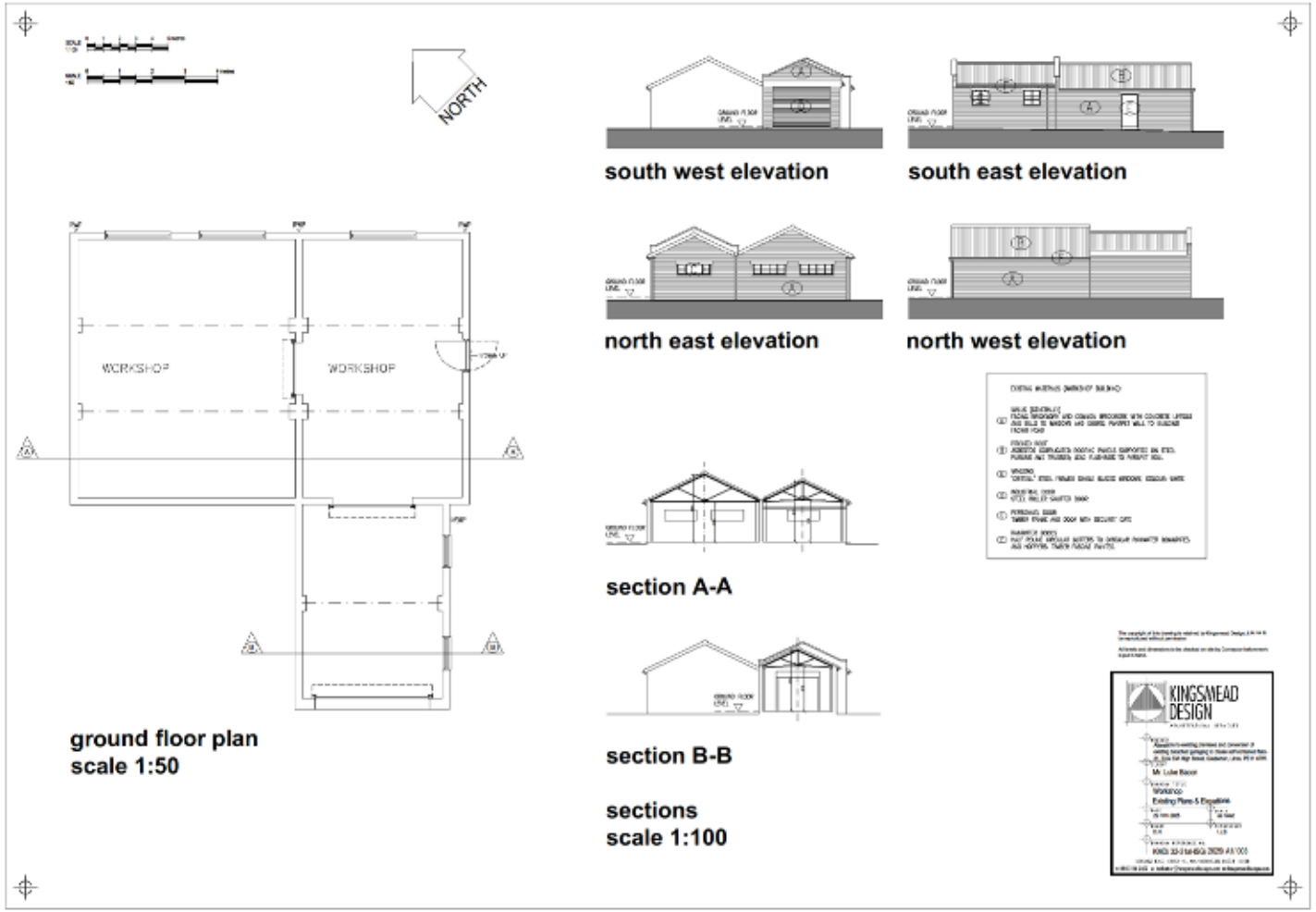
Site:

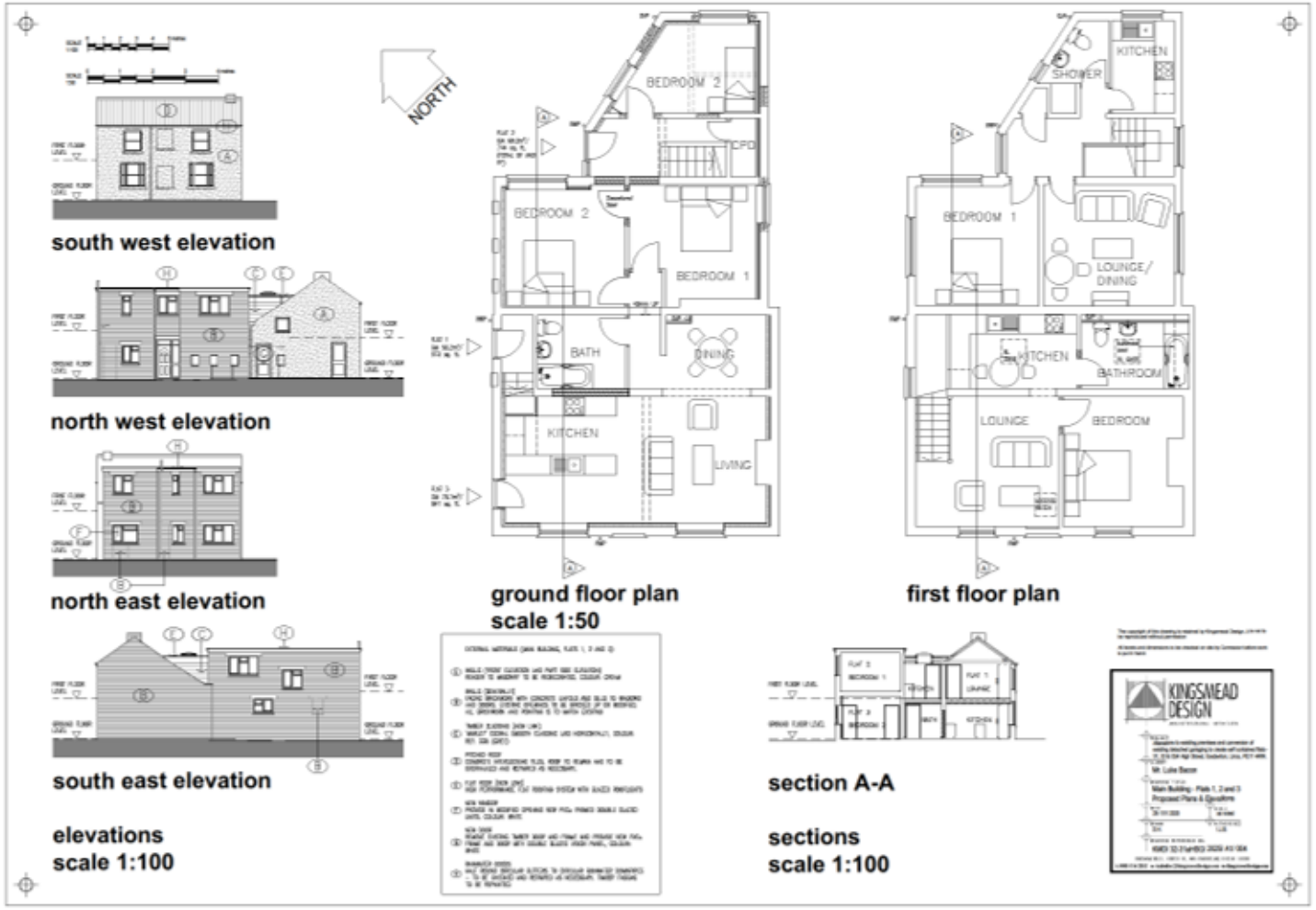

WORKSHOP
CAR PARK
DRIVE
MAIN BUILDING
FOOTPATH
HIGH STREET

Appendix III Scope of Works


WORKSHOP
CAR PARK
DRIVE
MAIN BUILDING
FOOTPATH
HIGH STREET
existing site plan
NORTH
CAR PARK
DRIVE
FOOTPATH
HIGH STREET
proposed site plan
KINGSMEAD DESIGN


south west elevation
north west elevation
north east elevation
south east elevation
elevations
scale 1:100
NORTH
UTILITY
WC
CPD
STORE
OFFICE
KITCHEN
OFFICE
OFFICE
ground floor plan
SHOWER
KITCHEN
BEDROOM
LOUNGE
KITCHEN
BATHROOM
LOUNGE
BEDROOM
first floor plan
section A-A
sections
scale 1:100
KINGSMEAD DESIGN


NORTH
WORKSHOP
WORKSHOP
south west elevation
south east elevation
north east elevation
north west elevation
section A-A
section B-B
ground floor plan
scale 1:50
sections
scale 1:100
KINGSMEAD DESIGN


south west elevation
north west elevation
north east elevation
south east elevation
elevations
scale 1:100
NORTH
BEDROOM 2
CPD
BEDROOM 2
BEDROOM 1
BATH
DINING
KITCHEN
LIVING
ground floor plan
scale 1:50
KITCHEN
SHOWER
BEDROOM 1
LOUNGE/
DINING
KITCHEN
BATHROOM
LOUNGE
BEDROOM
first floor plan
section A-A
sections
scale 1:100
KINGSMEAD
DESIGN

#Warning This Report is NOT an Asbestos Scoping Document

Asbestos Reports vs Asbestos Scoping / Tender Documents

What's the difference?

So, what is the difference between an Asbestos Report and an Asbestos Scoping / Tender Document? Well, asbestos reports are just that, they are documents produced to highlight the items that have been identified during a survey or reinspection.

The report confirms whether the item is asbestos containing, along with a host of other information such as its condition, location, product type, surface treatment. Additional information exists such as its quantity and location along with a photograph of the item itself.

What information doesn't it provide?

What an asbestos report does not do is to provide enough surrounding information to be an all-encompassing specification for tender. You see, to scope an asbestos project properly then additional information must be collected and detailed out so that all parties pricing for the works fully understand the project and what the project outcome looks like to the client.

The specification should also detail all ancillary works and details required to complete the works both safely and effectively. These could look at working hours, hazards on site, other trades for the works such as electricians or gas engineers through to additional site security requirements.

Another huge part of a project that needs to be considered are timeframes, client restrictions and also any item that is required by the client themselves that they need to undertake for a successful project to go ahead.

Who should price the works?

Finally, as part of the scoping and tender process the right contractors must be approached to provide costs for the works. These must be all pre vetted to ensure that they meet the client's requirements for insurance, professionalism and competency purposes. All of this information must be checked prior to issuing a specification to the approved contractors.

Depending on the size and complexity of the works separate site visits are then usually undertaken to bottom out any contractual questions and to ensure that any tender collusion risk is negated.

How is it all evaluated?

A deadline date should be set for the tenderers to return their costs. When they return these, they should be in a consistent format so that a consistent and like for like evaluation can be undertaken. At this stage any obscure costs or comments that come in should then be questioned and discussed for each tender return. Only when this process has been followed can the appropriate decision be made as to who is the best contractor for the project, who has understood it correctly and who has priced it appropriately.

How can Acorn help with this headache?

We're Asbestos Experts

At Acorn we regularly prepare specifications and tender asbestos works on behalf of our clients. They understand the complexities that surround asbestos work and they simply do not have the time to even consider this. We regularly update our approved list of contractors as we know who is pricing well and who is best for the type of works required. The type of works we help our clients tender and mange range from small one-off projects through to multi million-pound asbestos projects.

To get help with any required works in this report, just reply to the reporter who sent you this report and we will provide all the assistance you need to ensure you get the right project completed for the right price.