

WEAAR LTD

Unit 15 Enterprise Way
Hardwick Narrows Industrial Estate
Kings Lynn
Norfolk
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REFURBISHMENT & DEMOLITION ASBESTOS SURVEY REPORT

Conducted at:	The Limmings Building & Out Building Park Road Holbeach PE12 7EE
Client:	South Holland District Council Priory Road Spalding PE11 2XE
Contact:	Marc Whelan
Surveyor:	Robin Allen (BOHS P402) for WEAAR Ltd
	Signature 
Report Verified By:	Robin Allen (BOHS P402) for WEAAR Ltd
	Signature  2024/01/07 04:34:52

Date: 9th June 2025

Survey Reference: WEAAR-25-RD-1069

Client Reference: N/A

Asbestos Surveys & Licensed Asbestos Removal Contractors

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EXECUTIVE SUMMARY

The type, purpose and scope of this survey are detailed within section 1, introduction of this report. Limitations, survey type and method are detailed in section 2 of this report. Full records of the room by room inspection are detailed in section 3 of this report. This summary must be read in conjunction with the entire report, which details fully the site conditions, limitations, observations, comments and recommendations.

During the survey asbestos containing materials have been identified. The rate of asbestos & Recommended actions are as detailed below:

Total positive asbestos locations	5
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Total recommended action.

Remove	5
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In accordance with HSG 264 premises where the commencement of the works exceed three months Management of the asbestos materials apply as follows.

Encapsulate label & manage	0
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Label & manage	0
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Manage	0
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Further inspection required (No access or presumptive Items)	1
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Please refer to accompanying asbestos register for the location of all identified asbestos materials before any work is carried out on site.

WEAAR-25-RD-1069

ASBESTOS REGISTER BY RISK BAND.

Date: 09/06/2025
Ref No: WEAAR-25-RD-1069
Surveyor R Allen

Asbestos Register

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres

Sample No	Photo No.	Floor Level	Area Ref / Location	Material Sampled	Approx Extent	Likelihood of Disturbance	Personnel Accessibility	HSG 264 Material Assessment Algorithm						
								Product Type	Extent / Damage	Surface Treatment	Asbestos Type	Risk Score	Category	Considered Action Required (In accordance with CAR 2012)
1	0396	Ground	G7 Water Tank	Cement	<1m2	High	Easy	1	3	1	1	6	C	See photo assessment
2	0397	External	G7 Roof	Cement Sheets on pallet	10m2	High	Easy	1	3	1	1	6	C	See photo assessment
3	0398	External	G6 Roof	Cement Strammit Boards	28m2	High	Easy	1	3	1	1	6	C	See photo assessment
	No Picture	Ground	Floor Cavity - Under G2, G3 & G4	NO ACCESS							3	3	D	See photo assessment
4	0400	Out Building 1 - Ground	Walls	Cement Board	240m2	High	Easy	1	3	1	1	6	C	See photo assessment
5	0401	Out Building 1 - Exterior	Roof	Cement Sheets	160m2	Low	Difficult	1	1	1	1	4	D	See photo assessment

NON ACCESSIBLE AREAS REGISTER

All non accessed or limited access areas have been listed. These areas or items MUST be presumed to contain asbestos until fully intrusive inspection can be undertaken.

Floor Level	Location / Area Ref	Reason / Comments
Ground	Under G2, G3 & G4 – Floor Cavity	NO ACCESS

All other areas were accessible during the survey.

WEAAR-25-RD-1069

NON ASBESTOS REGISTER

WEAAR

Date: 09/06/2025
Ref No: WEAAR-25-RD-1069
Surveyor: R Allen

Non Asbestos Register
(For Samples identified as No Asbestos Detected)

Sample No.	Photo No.	Floor Level	Area Ref / Location	Material Sampled
6	0402	Out Building 1 - Exterior	Fascia	Cement

1 Introduction

- 1.1.1 The methodology employed in carrying out the refurbishment & demolition fully-intrusive asbestos survey & bulk sampling is in HSE Publication HSG 264 which is accessible either via the internet or HSE Books.
- 1.1.2 This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the building and may involve destruction inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme will be undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made.
- 1.1.3 The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment. The survey does not assess the condition of the asbestos other than to note areas of damage or where additional asbestos debris may be expected to be present.

No liability may be attached to additional costs or consequential losses arising from the removal of asbestos or non-asbestos materials which are outside the scope or intent of this report.

1.1.4 Building Summary

The details of the building are listed below.

Main Building

Existing Use	Vacant
Construction Type	Brick
Levels / Storeys	2
Floor	Wood
Lofts	None
Roof Joists	Wood
Loft Insulation	None
Rain Water Goods	Plastic/Metal
Fascias	Wood
Soffits	Wood
Roof	Tiles

Out Building 1

Existing Use	Storage
Construction Type	Asbestos Cement
Levels / Storeys	Single
Floor	Solid
Lofts	None
Roof Joists	Metal
Loft Insulation	None
Rain Water Goods	None
Fascias	Cement
Soffits	None
Roof	Cement Sheets

1.1 SCOPE / LIMITATIONS OF THE SURVEY

The scope and extent of the survey has been agreed with the client before it was carried out. Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey.

Survey techniques used involves trained and experienced surveyors using the combined approach of visual examination and bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain undetected in the property, or area covered by that Survey. This could be due to various reasons as follows:

- Asbestos materials existing within areas not specifically covered by this report and are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes eg paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas. General asbestos debris does not form part of this survey however every effort is made for its discovery.
- Where an area has been previously stripped of asbestos e.g. plant rooms, ducts etc., and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years. The Control of Asbestos Regulations 2012 or other similar Regulations lay down certain enforceable guidelines. Asbestos removal prior to these regulations may not be up to the standards currently in force and therefore debris may be present below new coverings.
- During the course of the survey access to certain areas may have been restricted. If so, such areas are defined within this report. Accordingly, no samples have been taken from restricted areas and asbestos should be presumed to be present until analysis proves otherwise.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees (Artex for example) and some may be less densely contaminated at certain locations. Where this is the case the sample taken may not be representative of the whole product throughout.

This survey has been carried out under the guidance/requirements of the owner of the property, or his representative, and the survey will be as per his instructions and guidance at that time.

WEAAR Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable but will be limited to just that necessary for the taking of the sample.

2. GENERAL SITE INFORMATION

WEAAR Ltd Contracts Ltd
Unit 15 Enterprise Way
Hardwick Narrows Industrial Estate
Kings Lynn
Norfolk
PE30 4LJ

Were instructed by

South Holland District Council
Priory Road
Spalding
PE11 2XE

To carry out a refurbishment & demolition survey (HSG 264) and to compile a report on the location and quantities of asbestos containing materials at:

The Limmings Building & Out Building
Park Road
Holbeach
PE12 7EE

2.1.1 The name of the surveyor carrying out the inspection was R Allen

2.1.2 The inspection was carried out on the 9th June 2025

2.1.3 The final survey report was issued on the 16th June 2025

2.1.4 The inspection covered all areas within the buildings including, any areas not accessed have been listed in the executive summary section of this report

2.2 SURVEY TYPE & METHOD

- Refurbishment & Demolition (HSG 264) Fully-intrusive asbestos survey to locate, describe & quantify as far reasonably practical, all Asbestos Containing Material (ACM) within the building (Sampling).
- Every effort has been made to identify all asbestos materials so far as reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being carried out.
- All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary, non accessible areas register
- Possible asbestos containing materials or areas of the buildings that were inaccessible must be Presumed to contain asbestos until proven otherwise.
- This refurbishment & demolition survey is based on a visual inspection of materials on site, confirmed by sample analysis. The purpose of this survey type was to locate, as far as reasonably practical, any asbestos containing materials in the building and quantify for removal purposes.
- This report is based on the results of the visual inspections, sampling and analysis of suspected asbestos materials. The surveyor has taken all reasonable steps in order to conclude that asbestos containing materials are not present.
- All sampling was undertaken so as to ensure full intrusive access was gained during the inspection process; this may have caused substantial removal or damage to surfaces to all inspection of possible underlying surfaces.
- The extent and assessment of asbestos materials was determined by visible evidence on site with bulk sampling and analysis to confirm the surveyor's judgement. The investigation includes quantification of materials & an evaluation of its deterioration and homogeneity. Although this is a fully intrusive survey, asbestos containing materials may remain unidentified within the structural construction of the property within area covered by the scope of the survey.
- Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos, except items of; roofing felts, glues, and mastics which may contain asbestos. These items fall outside the scope of the *Approved Code Of Practice 2012* for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board.
- The surveyor shall take all reasonable steps in order to conclude that ACM are not present. Opinions on asbestos content, or presumed lack of, will be noted in the report. Brickwork, concrete floor slabs, MMMF suspended ceiling tiles, plasterboard, plaster (other than decorative coatings or intricate mouldings), timber, chipboard and blockwork etc are not known to contain asbestos. Where only these materials are encountered the surveyor will record basic inspection notes and record no asbestos identified as a conclusion to that room or area. 'Look alike' materials are generally sampled and listed in the report

- In general terms it is the policy of this company to take samples wherever possible in order to prove the existence or otherwise of asbestos containing materials. Although all reasonable steps have been taken to identify all asbestos materials there maybe on occasions where samples are recorded as 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' (HSG 264) and with regard to their experience of similar materials.
- Materials are reported as 'strongly presumed' where the material appears to contain asbestos but analysis has not been undertaken or based on a sample of homogenous material, and 'presumed' where there is insufficient evidence to suggest a material does not contain asbestos or where asbestos materials may be present but inaccessible to inspect or sample. Materials will be described as 'no asbestos presumed' where identical materials have been sampled and proven not to contain asbestos or where in the surveyors knowledge and experience the materials is known not to contain asbestos.
- Materials are described as strongly suspected/strongly presumed where the material appears to contain asbestos but analysis has not been undertaken, and suspected/presumed where there is insufficient evidence to suggest it is does not contain asbestos.

2.2.1 Inspection procedure;

- Each room or designated area is inspected individually noting any building materials, which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.
- All areas must be empty of both personnel & items as occupied areas during surveys can impose restrictions on sampling and investigation.
- All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convactor heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys.

2.3.0 General Restrictions:

- The survey was limited to those areas accessed at the time of the survey.
- Areas outside the scope of the survey have not been accessed.
- We have not inspected any areas requiring specialist access outside the reach of the standard size ladder used by the surveyor.
- No access was gained to any live electrical fuse boxes or switchgear.
- Voids, ducts or any similarly enclosed areas which are of solid construction i.e. concrete or brickwork will not have been accessed due to the implications of the stability of the building. Therefore, WEAAR is unable to report on any asbestos containing materials within these areas.
- A limited inspection only, has been carried out of re-lagged services which may have had asbestos removed in the past when the accepted standard was not as high as it is now. Therefore without extensive removal we cannot accept the responsibility of any asbestos residue as this is considered outside the scope of the survey.

- Whilst every effort has been made to identify the true nature and extent of asbestos material present in the area/s surveyed, no responsibility can be accepted for the presence of asbestos in any materials other than those analysed.
- We do not assess or incorporate contaminated land risks within our surveys. As such, we have carried out the survey on the basis that the land is not contaminated.
- All samples taken are analysed for asbestos content within each material, further density tests may be required to ascertain the material product type.
- Limitations & restrictions that apply to this report may be found in the executive summary section of this report
- No access was made to underlying areas where known asbestos containing materials are present, further inspections will be necessary once the asbestos containing materials have been removed.

2.4 Recommendations (Control of Asbestos Regulations (CAR 2012))

Control of Asbestos Regulations 2012- Regulation 9 & Associated ACOP L143 Work with materials containing asbestos- that does not require a licence, However Regulation 10 requires asbestos awareness training must be given to all workers.

We recommend that all operatives involved with maintenance or demolition of these buildings are trained in regards to recognition of ACM's and the risks.

Due to the manner in which ACM's have been used in construction, care should be taken to ensure that any new materials uncovered during either maintenance or demolition processes are tested for asbestos content.

Owners and occupiers of premises who have maintenance and repairing responsibilities have a duty to:

- Ensure the risks associated with the asbestos are assessed (Regulation 4)
- Manage the asbestos containing materials (regulation 4)

Every employer must: (Regulation 11)

- PREVENT the exposure of his/her employees to asbestos as far as reasonably practicable

The following materials were identified and should be dealt with in the following manner.

Asbestos Cement

Asbestos cement should be removed intact and carefully without damage.
Personal protective equipment should be worn by operatives.

2.5 **Material Assessment Algorithm**

The four main parameters which will determine the amount of fibre release from the ACM when subject to a standard disturbance are:-

- **Product Type**

- 1 - Low Friability.

- Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, asbestos cement etc.)

- 2 - Medium friability.

- Asbestos insulation board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes, woven textiles, paper & felt

- 3 - High friability.

- Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing

- **Extent of Damage/Deterioration**

- 0 - Good condition with 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 asbestos fibres.

- 3 - High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos fibres.

- **Surface Treatment**

- 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 enclosed lagging or sprays.

- 3 - Unsealed lagging or sprays.

- **Asbestos Type**

- 1 - Chrysotile. **(White)**

- 2 - Amphibole asbestos excluding Crocidolite **(Brown)**

- 3 - Crocidolite **(Blue)**

Each parameter is scored as: high = 3, medium = 2 or low = 1; two categories allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12

Risk Score	Category	Material Assessment Table
10-12	A	High potential to release fibres. Immediate action may be required, such as isolation or evacuation of the location, provision of barriers, use of permit to work Systems. Ultimate action is likely to be REMOVAL in accordance with CAR 2012
7-9	B	Medium potential to release fibres. A programme for removal should be planned within the foreseeable future. Within the meantime some emergency repairs may be needed to be carried out in accordance with CAR 2012
5-6	C	Low potential to release fibres. any removal can be planned within an appropriate management budget framework, we recommend inspections annually for damage or deterioration. Remove within the foreseeable future in accordance with CAR 2012
2-4	D	Very low potential to release fibres. Management of the asbestos materials present where they are not in poor condition or vulnerable to damage, must be removed prior to refurbishment projects. Works to be carried out in accordance with CAR 2012
0	E	No asbestos detected.

WEAAR Ltd always recommends that the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations 2012 (CAR 2012).

Should you require any further assistance please do not hesitate to contact WEAAR Ltd – 01553 764975.

2.6 Definition of terminology used within the report.

Removal.

Removal of the asbestos material in accordance with Control of Asbestos Regulations 2012 & Associated Approved codes of practice & Guidance Notes as they apply.

Enclosure.

The installation of a physical barrier to provide protection of the asbestos containing material to prevent damage or disturbance, the choice of material used should be adequate, labels must be applied to the enclosure material warning of asbestos present.

Restriction of Access

Due to excessive deterioration of materials in the area, it is recommended that the area is restricted until remedial actions have been carried out in accordance Control of Asbestos Regulations 2012.

3.0 ASBESTOS SURVEY RESULTS & PHOTOGRAPHIC ASSESSMENT.

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor	Wooden	Walls	Solid	
	Ceiling	Wooden	Boxing		
	Pipework		Doors	Wooden Solid	
			Sample No.		
			Photo No.	0390	
			Floor Level	Ground	
			Area Ref / Location	G2	
			Material Sampled	No suspect material found	
			Approx Extent		
			Likelihood of Disturbance		
			Personnel Accessibility		
			Product Type		
			Damage		
Treatment					
Asbestos Type					
No Action Required			Risk Score Total		
			Category		

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor	Wooden	Walls	Solid/Fibre Board	
	Ceiling	Fibre Board	Boxing		
	Pipework		Doors	Wooden Glazed	
			Sample No.		
			Photo No.	0392	
			Floor Level	Ground	
			Area Ref / Location	G4	
			Material Sampled	No suspect material found	
			Approx Extent		
			Likelihood of Disturbance		
			Personnel Accessibility		
<u>Recommendations (in accordance with CAR 2012)</u>			Product Type		
No Action Required			Damage		
			Treatment		
			Asbestos Type		
			Risk Score Total		
			Category		

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor	Wooden	Walls	Solid/Fibre Board	
	Ceiling	Wooden	Boxing	Wooden	
	Pipework		Doors	Wooden Glazed	
			Sample No.		
			Photo No.	0394	
			Floor Level	First	
			Area Ref / Location	F1	
			Material Sampled	No suspect material found	
			Approx Extent		
			Likelihood of Disturbance		
			Personnel Accessibility		
			Product Type		
			Damage		
Treatment					
Asbestos Type					
Risk Score Total					
Category					
No Action Required					

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor	Solid	Walls	Solid
	Ceiling	Solid	Boxing	
	Pipework		Doors	



Sample No.	1	
Photo No.	0396	
Floor Level	Ground	
Area Ref / Location	G7 Water Tank	
Material Sampled	Cement	
Approx Extent	<1m2	
Likelihood of Disturbance	High	
Personnel Accessibility	Easy	
Product Type	1	Low Friability
Damage	3	High damage
Treatment	1	Asbestos cement sheets etc
Asbestos Type	1	Chrysotile (WHITE)
Risk Score Total	6	
Category	C	

Recommendations (in accordance with CAR 2012)

To be removed by a trained operative wearing the correct RPE & PPE

Photo Assessments / Asbestos Survey

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor		Walls	
	Ceiling		Boxing	
	Pipework		Doors	
			Sample No.	2
			Photo No.	0397
			Floor Level	External
			Area Ref / Location	G7 Roof
			Material Sampled	Cement Sheets on pallet
			Approx Extent	10m2
			Likelihood of Disturbance	High
			Personnel Accessibility	Easy
			Product Type	1 Low Friability
			Damage	3 High damage
To be removed by a trained operative wearing the correct RPE & PPE			Treatment	1 Asbestos cement sheets etc
			Asbestos Type	1 Chrysotile (WHITE)
			Risk Score Total	6
			Category	C
<u>Recommendations (in accordance with CAR 2012)</u>				

Area Description	Floor		Walls	
	Ceiling		Boxing	
	Pipework		Doors	
			Sample No.	3
			Photo No.	0398
			Floor Level	External
			Area Ref / Location	G6 Roof
			Material Sampled	Cement Strammit Boards
			Approx Extent	28m2
			Likelihood of Disturbance	High
			Personnel Accessibility	Easy
			Product Type	1 Low Friability
			Damage	3 High damage
To be removed by a trained operative wearing the correct RPE & PPE			Treatment	1 Asbestos cement sheets etc
			Asbestos Type	1 Chrysotile (WHITE)
			Risk Score Total	6
			Category	C
<u>Recommendations (in accordance with CAR 2012)</u>				

Photo Assessments / Asbestos Survey

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor		Walls	
	Ceiling		Boxing	
	Pipework		Doors	
			Sample No.	
			Photo No.	No Picture
			Floor Level	Ground
			Area Ref / Location	Floor Cavity - under G2, G3 & G4
			Material Sampled	NO ACCESS
			Approx Extent	
			Likelihood of Disturbance	
<u>Recommendations (in accordance with CAR 2012)</u>		Personnel Accessibility		
FURTHER INVESTIGATION REQUIRED			Product Type	
			Damage	
			Treatment	
			Asbestos Type	3 Crocidolite (BLUE)
			Risk Score Total	3
			Category	D

Photo Assessments / Asbestos Survey

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor	Solid	Walls	Cement Lined	
	Ceiling	Cement Panels	Boxing		
	Pipework		Doors	Metal Panelled	
 2024/01/07 05:56:30			Sample No.	4	
			Photo No.	0400	
			Floor Level	Out Building 1 - Ground	
			Area Ref / Location	Walls	
			Material Sampled	Cement Board	
			Approx Extent	240m2	
			Likelihood of Disturbance	High	
			Personnel Accessibility	Easy	
			Product Type	1	Low Friability
			Damage	3	High damage
To be removed by a trained operative wearing the correct RPE & PPE			Treatment	1	Asbestos cement sheets etc
			Asbestos Type	1	Chrysotile (WHITE)
			Risk Score Total	6	
			Category	C	

Area Description	Floor	Solid	Walls	Cement Lined	
	Ceiling	Cement Panels	Boxing		
	Pipework		Doors	Metal Panelled	
 2024/01/07 05:56:36			Sample No.	5	
			Photo No.	0401	
			Floor Level	Out Building 1 - Exterior	
			Area Ref / Location	Roof	
			Material Sampled	Cement Sheets	
			Approx Extent	160m2	
			Likelihood of Disturbance	Low	
			Personnel Accessibility	Difficult	
			Product Type	1	Low Friability
			Damage	1	Low damage
To be removed by a trained operative wearing the correct RPE & PPE			Treatment	1	Asbestos cement sheets etc
			Asbestos Type	1	Chrysotile (WHITE)
			Risk Score Total	4	
			Category	D	

Photo Assessments / Asbestos Survey

Material Assessment (HSG 264)		
A	10 +	High potential to release fibres
B	7 - 9	Medium potential to release fibres
C	5 - 6	Low potential to release fibres
D	2 - 4	Very low potential to release fibres
E	0	No asbestos detected

Area Description	Floor		Walls	
	Ceiling		Boxing	
	Pipework		Doors	
		Sample No.	6	
		Photo No.	0402	
		Floor Level	Out Building 1 - Exterior	
		Area Ref / Location	Fascia	
		Material Sampled	Cement	
		Approx Extent	40LM	
		Likelihood of Disturbance		
		Personnel Accessibility		
		Product Type		
		Damage		
		Treatment		
		Asbestos Type	0	No Asbestos Detected
Risk Score Total	0			
Category	E			

Recommendations (in accordance with CAR 2012)

No Action Required

APPENDIX 1

SITE ANNOTATED PLANS / DRAWINGS

Drawn by	Date drawn
R Allen	12/06/2025

- | | |
|---|--|
|  | Identified as asbestos |
|  | Strongly presumed as previous Sample |
|  | No asbestos detected |
|  | Area of identified asbestos |
|  | No access gained presume to contain asbestos |

This drawing has been produced in a colour format, if reproduced in a black & white format this will be detrimental in the data's accuracy.

This drawing is not to scale for information use only in reference to the survey. This drawing is not to scale for information use only in reference to the survey sample locations.

This drawing must be used in conjunction with the full survey report.

APPENDIX 2

BULK SAMPLE RESULTS

CLIENT DETAILS

FAO: Phil Bailey
WEAAR
Unit 15 Enterprise Way,
Hardwick Narrows Industrial Estate
Kings Lynn,
Norfolk, PE30 4LJ

BULK ANALYSIS REPORT

Report No: - BK 21863
Date Sample Received: 11-Jun-25. Confirmation Date:
Job No: - 75327. Survey No (if applicable): -
Order No: -
Client Reference: -
Sample Source: - Provided by Client

Report For : - Park Road, Holbeach**Samples analysed on 11 June 2025**

Sample No	Client Ref	Sample Location/Description	Material Type (See # Note)	Asbestos Fibre Type
21863-1	1	G7 - Water tank	Cement	Chrysotile
21863-2	2	G7 Ext - Roof sheets on pallet	Cement	Chrysotile
21863-3	3	G6 Ext - Roof board	Cement	Chrysotile
21863-4	4	OB1 - Walls	Cement	Chrysotile
21863-5	5	OB1 Ceiling/roof - Sheets	Cement	Chrysotile
21863-6	6	OB1 Ext - Fascia	Cement	No Asbestos Detected

Sample(s) of material referenced above, have been examined with a stereo microscope, polarised light microscopy and dispersion staining technique as described in the Company's SAS 04 Document that incorporates methods set out in the HSG 248. Opinions/Interpretations are not covered by UKAS Accreditation.

This Company cannot guarantee the quality or the accuracy of the sample details where supplied by a third party. All results apply to samples as received. The referenced sample(s) have been tested/examined and certified in accordance with the terms of the contract/order applicable and unless otherwise stated, conform fully to the standards/specifications quoted. This does not however guarantee the balance of production from which the test sample(s) have been taken from, to be of an equal quality.

Note: The Material type associated to each sample is purely a subjective opinion of the analyst based on asbestos content and visual appearance of the sample at the time of analysis. This company cannot be held responsible for inaccuracies based on this subjective opinion which falls out side the scope of our UKAS accreditation.

Kova Asbestos Consultants Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.



Analysed and Authorised by:
Vaida Bagvilaite (Bulk Analyst)