ASBESTOS REFURBISHMENT SURVEY REPORT

Within Specified Areas of
FOUR WINDS
TYDD LOW ROAD
LONG SUTTON
PE12 9AR

L-02010

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1. Executive Summary

The purpose of the executive summary is to summarise the most important information collected during the survey.

The executive summary provides an outline of the asbestos containing material locations. This is to aid the client and or duty holder on the first step to prioritising future asbestos management requirements.

The executive summary also includes details of all locations, which have not been accessed during the survey. The client and or duty holder must presume that asbestos containing materials are present within all restricted or non-accessed areas.

Asbestos Register Table & Certificate of Analysis

This table details the locations of all **identified** asbestos materials in the scope of the survey. 10 items were identified as containing asbestos.

Barn 1								
Location	**Product Type**	**Sample No & Product Description**	**Surface Treatment**	**Extent**	**Condition / Damage**	**Asbestos Type**	**Material Risk Score**	**Action**
External	Cement Sheet	L-02010/08 Cement roof sheets (to barn, lean-to & tank)	Unsealed	280 m^2	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed

Barn 2								
Location	**Product Type**	**Sample No & Product Description**	**Surface Treatment**	**Extent**	**Condition / Damage**	**Asbestos Type**	**Material Risk Score**	**Action**
External	Cement Sheet	L-02010/09 Cement roof sheets	Unsealed	100 m^2	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed

Four Winds								
Location	**Product Type**	**Sample No & Product Description**	**Surface Treatment**	**Extent**	**Condition / Damage**	**Asbestos Type**	**Material Risk Score**	**Action**
External of whole site	Cement Debris	L-02010/15 Cement debris to floor to various areas	Unsealed	NQ	High	Chrysotile	6 (LOW)	Remove

Main house								
Location	Product Type	Sample No & Product Description	Surface Treatment	Extent	Condition / Damage	Asbestos Type	Material Risk Score	Action
0.09 Office	Textured Coating	L-02010/02 Textured coating to ceiling	Sealed	19 m^2	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed
0.10 Office	Textured Coating	As L-02010/02 Textured coating to ceiling	Sealed	22 m^2	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed
1.05 Office	Textured Coating	L-02010/05 Textured coating to ceiling	Sealed	24 m^2	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed
1.06 Office	Textured Coating	As L-02010/05 Textured coating to ceiling	Sealed	21 m^2	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed
V.01 Roof void	Cement Product	L-02010/06 Cement water tank	Unsealed	1 no	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed
External	Cement Product	L-02010/10 Cement roof tiles	Unsealed	25 m^2	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed
External	Cement Product	L-02010/11 Cement undercloaking	Unsealed	20 lin m	Low	Chrysotile	4 (VERY LOW)	Remove if due to be disturbed

Locations not accessed / limited access

Barn 1	
Room / Area	No Access and Restriction Details
0.01 Store	Limited access due to stored items
0.02 Workshop	Limited access due to stored items

Main house	
Room / Area	No Access and Restriction Details
Throughout	Limited access behind timber wall panels due to fixed decoration
0.17 Plant room	No key access
V.01 Roof void	Limited access due to bats and no safe walkways

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East Riding
LABORATORIES LTD

Asbestos bulk sample analysis

17th May 2021

REPORT NUMBER ERL/112767

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Customer:	BESA Group Ltd Portland Place 12 Portland Street Lincoln Lincolnshire LN5 7JX
Site reference:	Four Winds, Tydd Low Road, Long Sutton, PE12 6EF
Order reference:	L-02010
Number of samples:	15
Sample(s) taken by:	R Dixon of BESA Group Ltd
Date received:	17/05/21
Date of analysis:	17/05/21
Method:	Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.
Analysed by:	Ms S Hart & Miss L Sylvester
Analysed at:	East Riding Laboratories Ltd, Hull

RESULTS

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/457800	L-02010/01	Fibreboard ceiling panels	0.01 store	No asbestos detected
ERL/457801	L-02010/02	Textured coating to ceiling	0.09 office	Chrysotile (White Asbestos)
ERL/457802	L-02010/03	Textured coating to ceiling	0.11 kitchen	No asbestos detected
ERL/457803	L-02010/04	Bitumen sink pad	0.11 kitchen	No asbestos detected
ERL/457804	L-02010/05	Textured coating to ceiling	1.05 office	Chrysotile (White Asbestos)
ERL/457805	L-02010/06	Cement water tank	V.01 roof void	Chrysotile (White Asbestos)
ERL/457806	L-02010/07	Bitumen felt lining to underside of roof	V.02 roof void	No asbestos detected
ERL/457807	L-02010/08	Cement roof sheets (to barn, lean-to & tank)	99.001 external	Chrysotile (White Asbestos)
ERL/457808	L-02010/09	Cement roof sheets	99.002 external	Chrysotile (White Asbestos)
ERL/457809	L-02010/10	Cement roof tiles	99.003 external	Chrysotile (White Asbestos)
ERL/457810	L-02010/11	Cement undercloaking	99.003 external	Chrysotile (White Asbestos)
ERL/457811	L-02010/12	Bitumen roof felt	99.003 external	No asbestos detected
ERL/457812	L-02010/13	Putty to windows	99.003 external	No asbestos detected
ERL/457813	L-02010/14	Damp proof course to walls	99.003 external	No asbestos detected
ERL/457814	L-02010/15	Cement debris to floor to various areas	99.004 external	Chrysotile (White Asbestos)

REPORTED BY

Mrs S Hart BSc (Hons)
Managing Director

Disclaimer

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

2. Introduction & General Site Information

2.1 BESA Group Ltd of Portland Place, 12 Portland Street, Lincoln received an instruction from Gaby Jeffs of Magneto Films to carry out an Asbestos Refurbishment Survey of the area affected by the proposed internal refurbishment works at Four Winds, Tydd Low Road, Long Sutton, PE12 9AR. Richard Dixon of BESA Group Ltd attended site on 14th May 2021 to carry out the survey.

The scope of works supplied by Paul Skepper of Robert Doughty Consultancy acting on behalf of the client which outlined this survey are as follows: -

- Asbestos Refurbishment Survey to 3 no. properties prior to proposed works as shown in plans provided: 1425-1_BR_PL03 Rev A Dated 06/04/21, 1425-2_SK_GA02 Rev – Dated 14/04/21 and 1425-2_SK_GA01 Rev A Dated 26/03/21.

2.2 This is an Asbestos Refurbishment Survey Report written to facilitate the management of asbestos containing materials (ACMs) detailed in this section. Refurbishment Surveys are intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those may be difficult to reach. 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.

2.3 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'.

2.4 The purpose of a Refurbishment Survey is to locate, as far as reasonably practicable, the presence and extent of ACMs within a building (or specific area of a building), which could be damaged or disturbed **prior to** refurbishment works.

2.5 An Asbestos Refurbishment Survey will include an assessment of the condition of the ACMs identified and their ability to release fibres into the air if they are disturbed. The material assessment will give a good indication of the priority for managing the ACMs identified.

2.6 An Asbestos Refurbishment Survey may involve sampling and analysis to confirm the presence or absence of asbestos within materials. An Asbestos Refurbishment Survey may also involve presuming the presence or absence of asbestos. The survey will usually be completed using a combination of sampling ACMs and presuming ACMs. Any material that is presumed to contain asbestos will have its condition assessed using the material assessment.

2.7 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.

3. Material Risk Assessments

3.1 The risk categories detailed within this report are part of the material assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide.

3.2 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.

3.3 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 materials assessment score.

3.4 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.

Sample Variable	Score	Examples of Scores
Product Type	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	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	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	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

4. Survey Data Sheets

4.1 This section contains data collected during the survey. Each element is fully detailed with a material risk assessment, photograph, relevant comments and recommendations.

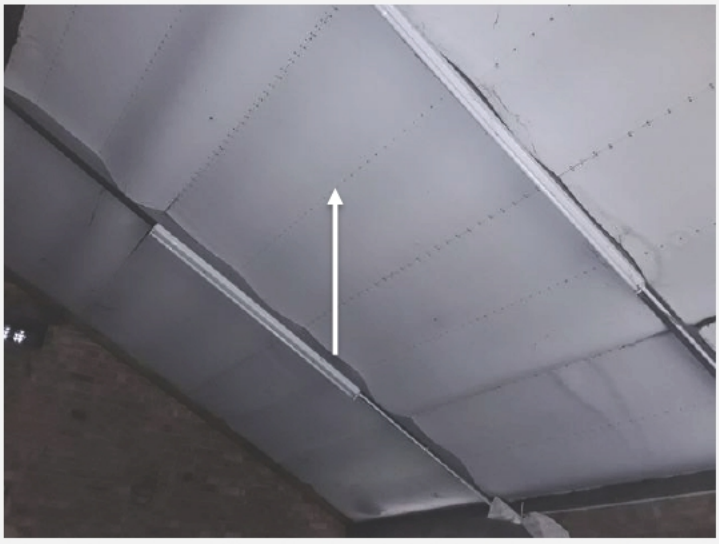
4.2 Each data sheet has been given a unique location reference number, which can be used to reference each location of interest within the survey. Each location may also be referenced on the site plans which, if are included will be contained within.

4.3 All recommendations are in accordance with The Control of Asbestos Regulations 2012 and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.

4.4 A material risk assessment has been included for all samples collected during the survey. The following table provides a key to aid in identifying the risk scores.

Material Risk: Potential to Release Fibre if Disturbed / Score		
High	**/**	**10+**
Medium	**/**	**7–9**
Low	**/**	**5-6**
Very Low	**/**	**2-4**
No ACMs Detected / 0		

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/01
Photo No.	1	Location	Barn 1, 0.01 Store
Floor	Ground	Product Description	Fibreboard ceiling panels
Product Type	Fibreboard		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		



Observations
N / A

Recommendations
No action required

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/08
Photo No.	2	Location	External of Barn 1
Floor	External	Product Description	Cement roof sheets (to barn, lean-to and tank)
Product Type	Cement Sheet		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Unsealed		
	1		
Accessibility	Medium		
Extent	280 m²		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations

N / A

Recommendations

Remove if due to be disturbed
All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/09
Photo No.	3	Location	External of Barn 2
Floor	External	Product Description	Cement roof sheets
Product Type	Cement Sheet		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Unsealed		
	1		
Accessibility	Medium		
Extent	100 m²		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations

N / A

Recommendations

Remove if due to be disturbed
All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/15
Photo No.	4	Location	External of whole site
Floor	External	Product Description	Cement debris to floor to various areas
Product Type	Cement Debris		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	High		
	3		
Surface Treatment	Unsealed		
	1		
Accessibility	High		
Extent	NQ		
Material Risk Score	6		
Material Risk Rating	Low		

Observations

N / A

Recommendations

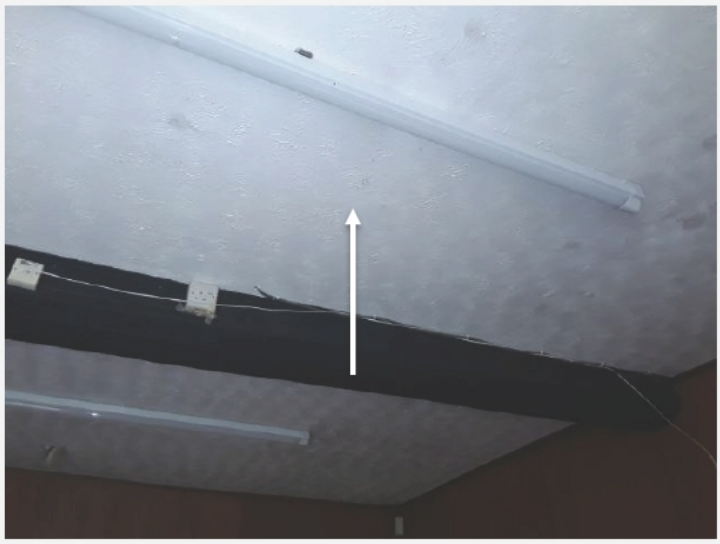
Remove
All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/02
Photo No.	5	Location	Main House, 0.09 Office
Floor	Ground	Product Description	Textured coating to ceiling
Product Type	Textured Coating		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Sealed		
	1		
Accessibility	Medium		
Extent	19 m²		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations
N / A

Recommendations
Remove if due to be disturbed All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	As L-02010/02
Photo No.	6	Location	Main House, 0.10 Office
Floor	Ground	Product Description	Textured coating to ceiling
Product Type	Textured Coating		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Sealed		
	1		
Accessibility	Medium		
Extent	22 m²		
Material Risk Score	4		
Material Risk Rating	Very Low		



Observations

N / A

Recommendations

Remove if due to be disturbed
All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/03
Photo No.	7	Location	Main House, 0.11 Kitchen
Floor	Ground	Product Description	Textured coating to ceiling
Product Type	Textured Coating		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		

Observations
N / A

Recommendations
No action required

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/04
Photo No.	8	Location	Main House, 0.11 Kitchen
Floor	Ground	Product Description	Bitumen sink pad
Product Type	Bitumen sink pad		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		

Observations
N / A

Recommendations
No action required

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	As L-02010/03
Photo No.	9	Location	Main House, 0.12 Store
Floor	Ground	Product Description	Textured coating to ceiling
Product Type	Textured Coating		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		

Observations
N / A

Recommendations
No action required

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/05
Photo No.	10	Location	Main House, 1.05 Office
Floor	1st	Product Description	Textured coating to ceiling
Product Type	Textured Coating		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Sealed		
	1		
Accessibility	Medium		
Extent	24 m²		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations

N / A

Recommendations

Remove if due to be disturbed
All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	As L-02010/05
Photo No.	11	Location	Main House, 1.06 Office
Floor	1st	Product Description	Textured coating to ceiling
Product Type	Textured Coating		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Sealed		
	1		
Accessibility	Medium		
Extent	21 m²		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations
N / A

Recommendations
Remove if due to be disturbed All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/06
Photo No.	12	Location	Main House, V.01 Roof void
Floor	Void	Product Description	Cement water tank
Product Type	Cement Product		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Unsealed		
	1		
Accessibility	Low		
Extent	1 no		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations

N / A

Recommendations

Remove if due to be disturbed
All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/07
Photo No.	13	Location	Main House, V.02 Roof void
Floor	Void	Product Description	Bitumen felt lining underside of roof
Product Type	Bituminous Product		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		

Observations
N / A

Recommendations
No action required

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/10
Photo No.	14	Location	External of Main House
Floor	External	Product Description	Cement roof tiles
Product Type	Cement Product		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Unsealed		
	1		
Accessibility	Low		
Extent	25 m²		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations
N / A

Recommendations
Remove if due to be disturbed All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/11
Photo No.	15	Location	External of Main House
Floor	External	Product Description	Cement undercloaking
Product Type	Cement Product		
	1		
Asbestos Type	Chrysotile		
	1		
Extent of Damage	Low		
	1		
Surface Treatment	Unsealed		
	1		
Accessibility	Low		
Extent	20 lin m		
Material Risk Score	4		
Material Risk Rating	Very Low		

Observations

N / A

Recommendations

Remove if due to be disturbed
All work with asbestos materials should be carried out in accordance with the Control of Asbestos Regulations 2012

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/12
Photo No.	16	Location	External of Main House
Floor	External	Product Description	Bitumen roof felt
Product Type	Roof Felt		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		

Observations
N / A

Recommendations
No action required

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/13
Photo No.	17	Location	External of Main House
Floor	External	Product Description	Putty to windows
Product Type	Putty		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		

Observations
N / A

Recommendations
No action required

SURVEY DATA SHEET			
Site	Four Winds, Tydd Low Road, Long Sutton, PE12 9AR		
Survey Date	14/05/2021	Sample No.	L-02010/14
Photo No.	18	Location	External of Main House
Floor	External	Product Description	Damp proof course to walls
Product Type	Damp Proof Course		
	-		
Asbestos Type	No Asbestos Detected		
	-		
Extent of Damage	-		
	-		
Surface Treatment	-		
	-		
Accessibility	-		
Extent	-		
Material Risk Score	-		
Material Risk Rating	-		

Observations
N / A

Recommendations
No action required

5. General Location Descriptions

This document is an asbestos survey report and is intended to provide the reader with detailed information on the locations of asbestos containing materials identified within specified locations within the site.

Detailed asbestos information is located within the **specific asbestos data sheets, which are located within section 4 of this report.** The following location descriptions are intended to aid in providing a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. **The location descriptions are not intended to be utilised as and do not constitute a general building or construction material survey.**

Only the elements affected by the scope of works will be reported in the table below. If an element is not reported below this means it has not been inspected as part of this survey.

Barn 1	
Location	**Description Notes**
0.01 Store	Ceiling: Fibreboard Ceiling Panels Walls: Brick Floor: Concrete Services: Modern Electrics
0.02 Workshop	Underside of roof: Cement Walls: Brick / Block, Timber Floor: Concrete Services: Modern Electrics
0.03 Spray bay	Ceiling: Metal Walls: Block, Timber Floor: Concrete
M.01 Mezzanine	Ceiling: Timber Walls: Timber, Brick Floor: Laminate Flooring Services: Modern sink unit
M.02 Lobby	Ceiling: Timber Walls: Timber Floor: Modern Lino
M.03 Shower room	Ceiling: Plastic Walls: Plastic Floor: Plastic
M.04 WC	Ceiling: Timber Walls: Brick, Timber Floor: Modern Lino
External	Roof: Cement Walls: Brick Rainwater Goods: Metal

Barn 2

Location	Description Notes
0.04 Store	Underside of roof: Cement Walls: Brick Floor: Concrete Services: Modern Electrics
External	Roof: Cement Walls: Brick Rainwater Goods: Metal, Plastic

Main house

Location	Description Notes
0.05 Hall	Ceiling: Plasterboard Walls: Timber, Solid plaster Floor: Concrete Services: Modern Electrics
0.06 WC Lobby	Ceiling: Plasterboard Walls: Solid plaster, Plasterboard Floor: Modern Lino, Concrete
0.07 Female WC	Ceiling: Plasterboard Walls: Solid plaster Floor: Modern Lino, Concrete Services: Plastic / Ceramic Sanitaryware
0.08 Male WC	Ceiling: Plasterboard Walls: Solid plaster, Plasterboard Floor: Modern Lino, Concrete Services: Plastic / Ceramic Sanitaryware
0.09 Office	Ceiling: Solid plaster Walls: Timber, Plasterboard Floor: Carpet, Concrete
0.10 Office	Ceiling: Solid plaster Walls: Brick, Timber, Plasterboard Floor: Carpet, Concrete Fireplace and chimney: Brick, Stone
0.11 Kitchen	Ceiling: Textured Coating, Solid plaster Walls: Timber, Plasterboard Floor: Modern Lino, Concrete
0.12 Store	Ceiling: Textured Coating, Solid plaster Walls: Timber, Plasterboard Floor: Modern Lino, Concrete
0.13 Meeting room	Ceiling: Lath and plaster Walls: Timber Floor: Carpet, Timber Fireplace: Stone

Main house	
Location	**Description Notes**
0.14 Hallway and Stairs	Ceiling: Plasterboard Walls: Solid plaster Floor: Concrete Stair nosing: Rubber stair nosing
0.15 Office	Ceiling: Plasterboard Walls: Solid plaster Floor: Carpet, Timber
0.16 WC	Ceiling: Plasterboard Walls: Solid plaster Floor: Concrete Services: Plastic / Ceramic Sanitaryware
1.01 Landing	Ceiling: Plasterboard Walls: Solid plaster Floor: Carpet, Timber
1.02 Office	Ceiling: Plasterboard Walls: Plasterboard Floor: Carpet, Timber
1.03 Office	Ceiling: Plasterboard Walls: Plasterboard Floor: Carpet, Timber
1.04 Store	Ceiling: Plasterboard Walls: Solid plaster Floor: Carpet, Timber
1.05 Store	Ceiling: Solid plaster Walls: Solid plaster Floor: Carpet, Timber
1.06 Store	Ceiling: Solid plaster Walls: Solid plaster Floor: Carpet, Timber
V.01 Roof void	Underside of roof: Bitumen felt lining underside of roof Walls: Brick Floor: Plasterboard
V.02 Roof void	Underside of roof: Bitumen felt lining underside of roof Walls: Block Floor: Plasterboard Insulation: MMMF quilt insulation
External	Roof: Roof Tiles (Natural Slate), Roof felt, Roof tiles Cement Walls: Brick Rainwater Goods: Plastic, Metal

6. Survey Notes and Considerations

6.1 Whilst the surveyor made every reasonable effort to examine all suspect materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may be hidden within the fabric of the building and may only be detected when the building is being refurbished. It is not reasonable to state categorically whether an area is free of all asbestos containing materials (ACMs).

6.2 The results of sample analysis refer specifically to the sample taken from the locations defined in the report. Presumptions have been made to samples taken where the appearance of the material is the same as agreed with the client.

6.3 Survey techniques used involve trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials may remain in the property or area covered by that survey, this could be due to various reasons, some of which are outlined below.

6.4 Fire doors may contain an inner layer of asbestos material for fire retardant purposes. The presence of such an inner layer is difficult to determine without causing significant damage to the door. Such sampling activities were therefore not undertaken unless specifically requested.

6.5 It has to be noted that old type safes may contain asbestos within the lining and where access is not permitted it should be presumed that this is the case.

6.6 Sampling can also be restricted on boilers and electrical equipment due to the other hazards and causing damage to the integrity of the equipment. If any major works were to be carried out we would recommend that the manufacturer of the equipment is contacted for reassurance that asbestos is not present.

6.7 If the floor coverings sampled have proven to be non-asbestos, it has to be noted that the adhesive below may have an asbestos content. Every attempt will be made by the surveyor to sample the adhesive where accessible.

6.8 Our procedure for taking samples of textured coating is to take particles of the material from at least four areas of any one location and place these in the same sample bag due to the fact that textured coating is randomly mixed and can vary from area to area.

6.9 It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

6.10 Where suspected ACMs were found during the survey, it is not the policy of BESA Group to disturb the material in anyway other than to take a representative sample (unless agreed and authorised by the client). BESA Group cannot therefore take responsibility for the presence of asbestos materials behind identified ACMs.

6.11 BESA Group cannot accept liability for cosmetic or structural damage incurred during sampling and surveying following the sampling strategy agreed with the client. By its very nature, an Asbestos Refurbishment Demolition survey requires a reasonable degree of damage to components for subsequent laboratory identification.

6.12 BESA Group accepts no responsibility for the failure to identify suspected ACMs that may be located in small randomly distributed amounts where other points in the same structure have been checked and shown to be asbestos free, e.g. in CLASP buildings or portable buildings, where asbestos products can often be used as packers etc.

6.13 Where insulation material on pipework, boilers and calorifiers has been identified as being non-asbestos e.g. MMMF, it is possible that traces of residue of previous asbestos containing insulation material may have been left behind, as a consequence of poor-quality asbestos removal methods. It is, therefore, not possible to confirm the existence or the extent of such trace residues without removal of all or most of the overlying non-asbestos insulation, such as may occur during major alterations. BESA Group cannot accept liability for the failure to detect such residues in this survey. If major alterations are to be carried out in a specific area where it is possible that residual asbestos may be found, then a further investigation of the specific area should be carried out before any work is commenced.

6.14 During refurbishment surveys BESA Group will not normally break through concrete slab floors unless specifically requested to do so by the customer. In such circumstances a specialist contractor will be required to undertake the breaking work and be paid for by the customer. It is common to find sub-slab pipe ducts in many types of property, which often have asbestos lagging, and shuttering boards present.

6.15 Where buildings have been boarded for security reasons, BESA Group shall not be responsible for any asbestos containing materials present behind security fixtures unless the customer has removed these. This is likely to effect doorways and windows primarily.

7. Sampling and Analysis Procedures

7.1 The survey was conducted by means of visual inspection and subsequent sampling of suspected ACMs. The survey was carried out by a trained and experienced team of surveyors who are BOHS P402 – 'Building Surveys and Bulk Sampling for Asbestos' qualified with a minimum of six months experience. The survey is conducted in accordance with HSE Guidance Document HSG264 and BESA Group in-house policies and procedures.

7.2 Where the surveyor suspected a material to contain asbestos, a bulk sample was taken for analysis using tools as highlighted in the HSE Guidance Document HSG264 and BESA Group in-house policies and procedures.

7.3 Representative samples of materials suspected of containing asbestos were carefully collected and double bagged in sealable polythene bags. The samples were then transferred to the office in a sealed, airtight container.

7.4 Equipment used for the collection of samples was decontaminated prior to each sample being collected.

7.5 After collection of a sample the surfaces of the area around the sampled point were sealed in accordance with HSE Guidance Document HSG264 and BESA Group in-house policies and procedures.

7.6 In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Hence, visually similar materials identified within the same area were **presumed** to be of similar composition e.g. AIB beam cladding.

7.7 Where sampling was not possible and the materials were known to contain asbestos fibres e.g. toilet cisterns, cement flues etc., these were **strongly presumed** to contain asbestos.

7.8 Where a sample was not taken of a suspect ACM, but there is a possibility that the material contains asbestos fibres, the sample has been **presumed** and highlighted within this report.

7.9 Where ACMs were known to contain low, diverse quantities of asbestos fibres, a composite sample of the material was collected from various locations within the same area e.g.: textured coating. This sampling strategy was also applied to floor debris, which was suspected of containing loose asbestos fibres, in certain areas.

7.10 Where a material had not been sampled, but was visually similar to a sampled material, it was cross-referenced to an existing sample by stating 'As XX' on the survey data sheets.

7.11 All samples collected are sub-contracted to a UKAS accredited laboratory and analysed in accordance with the HSE Guidance Document HSG248 – Asbestos: The Analyst Guide for Sampling, Analysis & Clearance Procedures and BS EN ISO/IEC 17025. The samples are retained by the laboratory for a minimum of 6 months from date of receipt, which is identified on the certificate of analysis.

8. Conclusions and Recommendations

8.1 Section 1 contains the Certificate of Analysis ERL/112767, dated 17/05/2021, which lists the results of the samples taken.

8.2 In total 15 samples were analysed for asbestos of which 8 have been identified as containing asbestos fibres.

8.3 Specific recommendations for each ACM identified have been made on the survey data sheets.

8.4 In areas where ACMs are likely to be disturbed, access and activities should be restricted and associated risks appropriately assessed, in acceptance with the survey data sheets and the surveyor's recommendations.

8.5 The asbestos findings should be brought to the attention of all those persons who are likely to be exposed to asbestos, especially any contractors working on site, ideally at the tendering stage.

8.6 The client should be aware of the limitations and scope of this survey and the possible presence of further asbestos containing materials that can only be identified by further, more detailed investigative survey works.

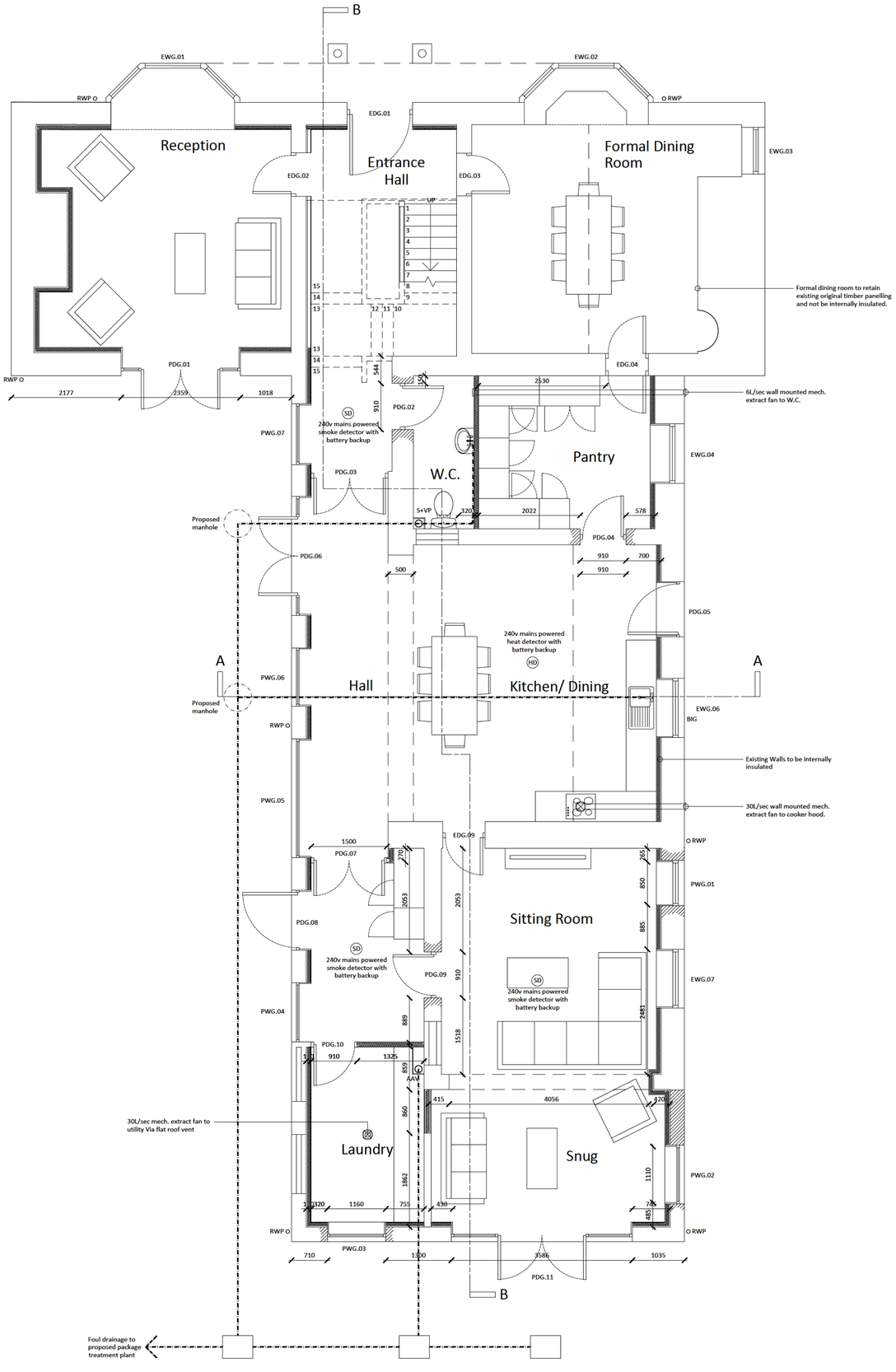
8.7 All work with ACMs is controlled under the Control of Asbestos Regulations 2012. The object of these regulations, which are made under the Health and Safety at Work Act 1974, is to minimise workers' and anyone else's exposure to asbestos fibres both within the workplace and the surrounding area.

9. Authorisation

Report prepared for:	Gaby Jeffs Magento Films
Author of report:	BESA Group Ltd Portland Place 12 Portland Street Lincoln LN5 7JX
Job no:	L-02010
Date(s) of survey:	14/05/2021
Report issue date:	21/05/2021
Re-inspection date:	N / A
Survey carried out by:	Richard Dixon **Asbestos Surveyor**
Report cross-checked by:	James Pickles **Quality Manager**
Survey authorised by:	James Pickles **Quality Manager**

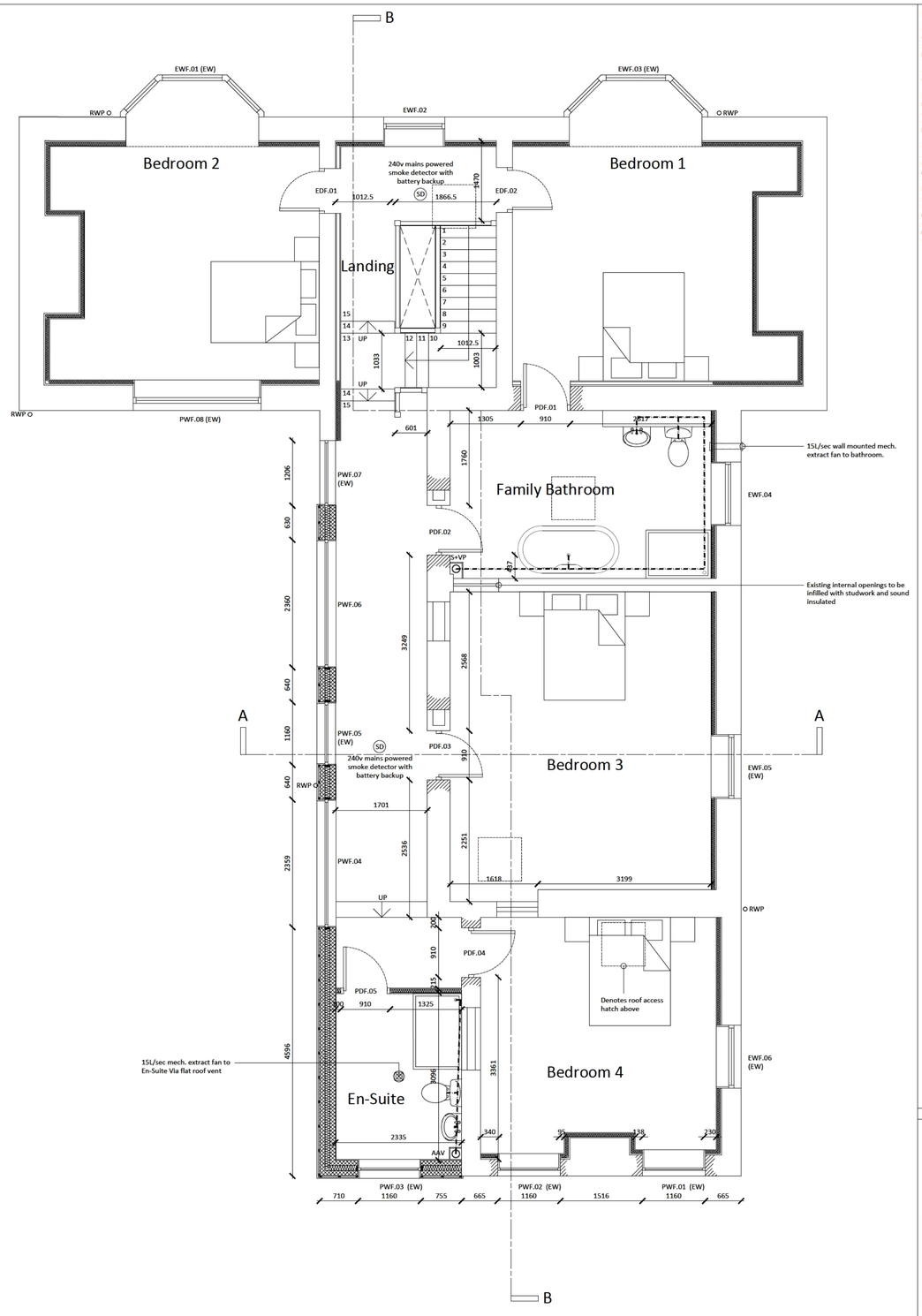
This asbestos report has been prepared in accordance with the HSE Guidance Document HSG264 – Asbestos: The Survey Guide and BESA Group Ltd in-house policies and procedures. This document complies with the Health and Safety at Work Act 1974 and the Control of Asbestos Regulations 2012.

10. Site Diagrams



PROPOSED GROUND FLOOR PLAN

0 0.5 1 1.5 2 2.5m



PROPOSED FIRST FLOOR PLAN

(EW) Escape window minimum opening of 450mm x 450mm

Notes

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Dimensions
Use figured dimensions only. All dimensions should be checked against on site conditions and any discrepancies should be brought to the attention of Robert Doughty Consultancy Limited.

CDM 2015
As part of our designer duties under the Construction (Design & Management) Regulations 2015, we have minimised the risks as far as reasonably practicable whilst carrying out our normal design process. Any items that would require additional identification or explanation of risks remaining are detailed on this drawing and/or in the accompanying risk register. However, we deem the design and construction described on this drawing is not past the realms of capability for a competent Principal Contractor using traditional methods of construction.

Rev	Description	Date
A	Mech. Extraction indicated	30.04.21

rdc
Robert Doughty Consultancy

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Sleaford, Lincolnshire, NG34 0RA

Tel:01529 421646
Email:admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client
Mr and Mrs Jeffs

Project
Four Winds, Long Sutton

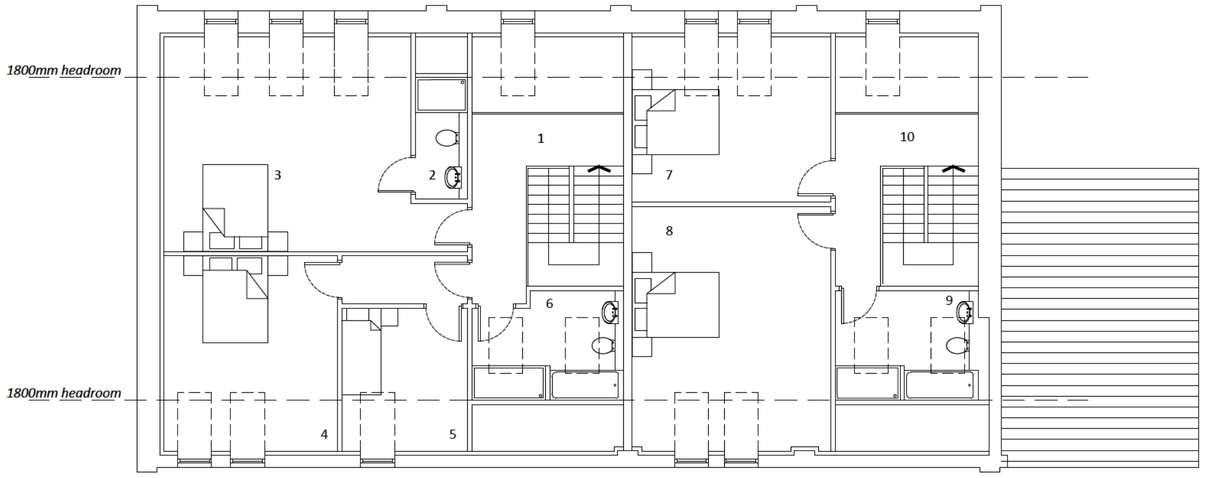
Drawing
Proposed GA Ground and First Floor Plans

Scale @ A1	Date
1: 50	06/04/21

Drawn By	Checked By
PSS	MG

Job Number	Status	Purpose of Issue
1425-1BR	BR	Building Regulations

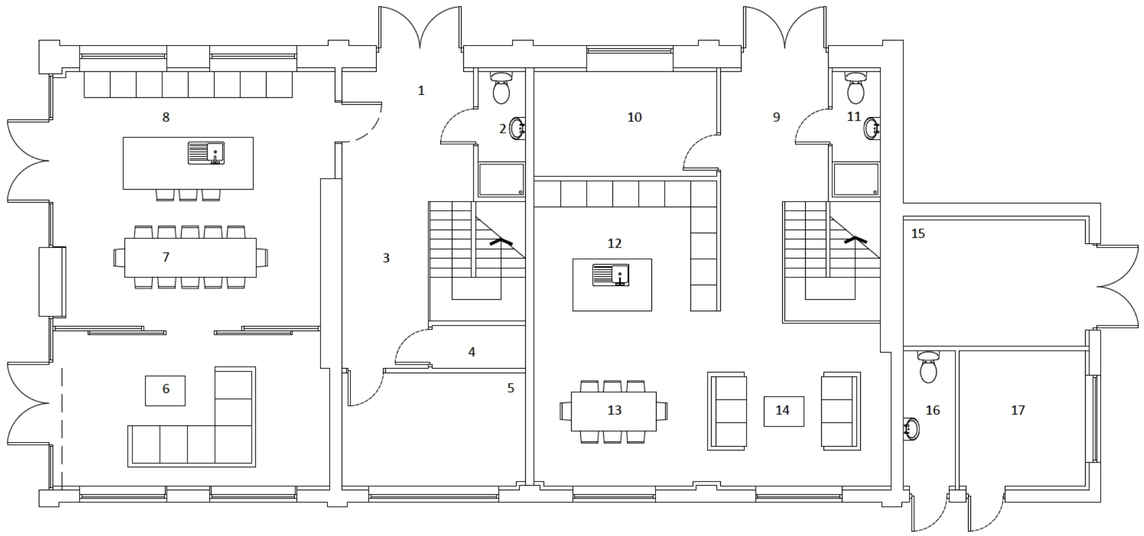
Drawing No.	Rev
1425-1_BR_PL03	A



Proposed First Floor Plan

Schedule of Accommodation

1. Landing
2. En-suite
3. Master Bedroom
4. Bedroom
5. Bedroom
6. Family Bathroom
7. Bedroom
8. Master Bedroom
9. Bathroom
10. Landing



Proposed Ground Floor Plan

Schedule of Accommodation

1. Entrance
2. WC / Cloaks / Shower
3. Hallway
4. Store
5. Home Office / Study
6. Lounge
7. Dining
8. Kitchen
9. Entrance
10. Home Office / Study
11. WC / Cloaks / Shower
12. Kitchen
13. Dining
14. Lounge
15. Plant room for GSHP
16. WC
17. Garden Store

0 1 2 3 4 5m

Notes

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Ordnance Survey Map
© Crown Copyright. OS Licence No: AR 100010613.

Dimensions
All dimensions shown are for the purposes of obtaining the relevant planning permission only.

CDM 2015
This drawing is for illustrative purposes and/or obtaining the relevant planning permission only. It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.

Rev	Description	Date
-	-	-

rdc
Robert Doughty Consultancy

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Tel:01529 421646
Email:admin@rdc-landplan.co.uk
Web:www.rdc-landplan.co.uk

Client
Mr and Mrs Jeffs

Project
Four Winds
Tydd Low Road, Long Sutton

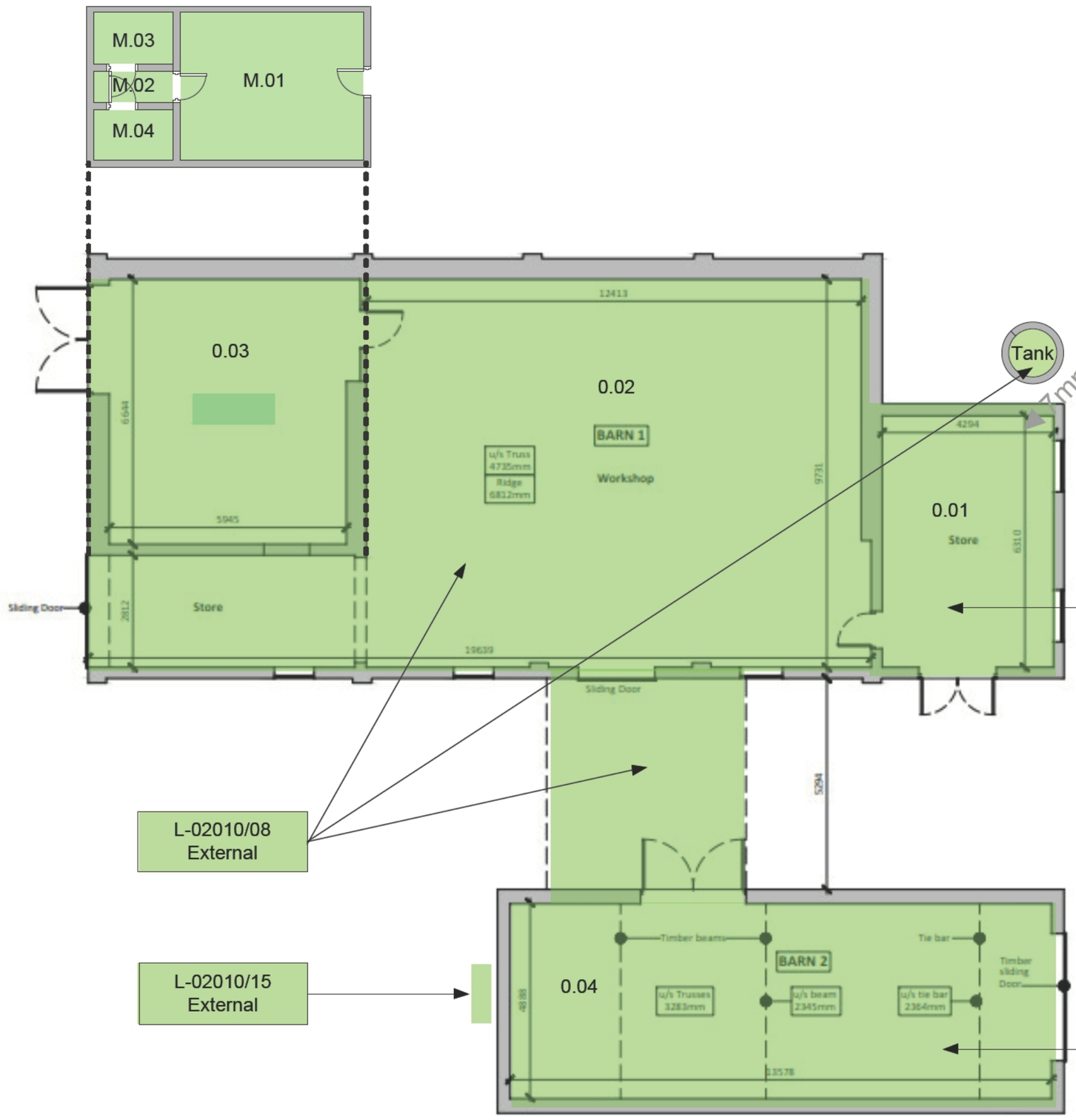
Drawing
Proposed GA Floor Plans Workshop

Scale @ A2	Date
1: 100	14/04/21

Drawn By	Checked By
PSS	PSS

Job Number	Status	Purpose of Issue
1425-2	SK	Client discussion

Drawing No. **Rev**
1425-2_SK_GA02 -



Job No.	L-02010
Client:	Gaby Jeffs
Site Address:	Four Winds Tydd Low Road Long Sutton PE12 9AR
Drawing No.	01 of 05
Block/ Floor:	Ground
Surveyor/s:	Richard Dixon
Date Of Survey:	14/05/2021

Key:

	Asbestos Cement
	Composite Products
	Textured Coating
	Floor Coverings
	Insulating Board
	Fibrous Asbestos/ No Access
	Out Of Scope Of Survey

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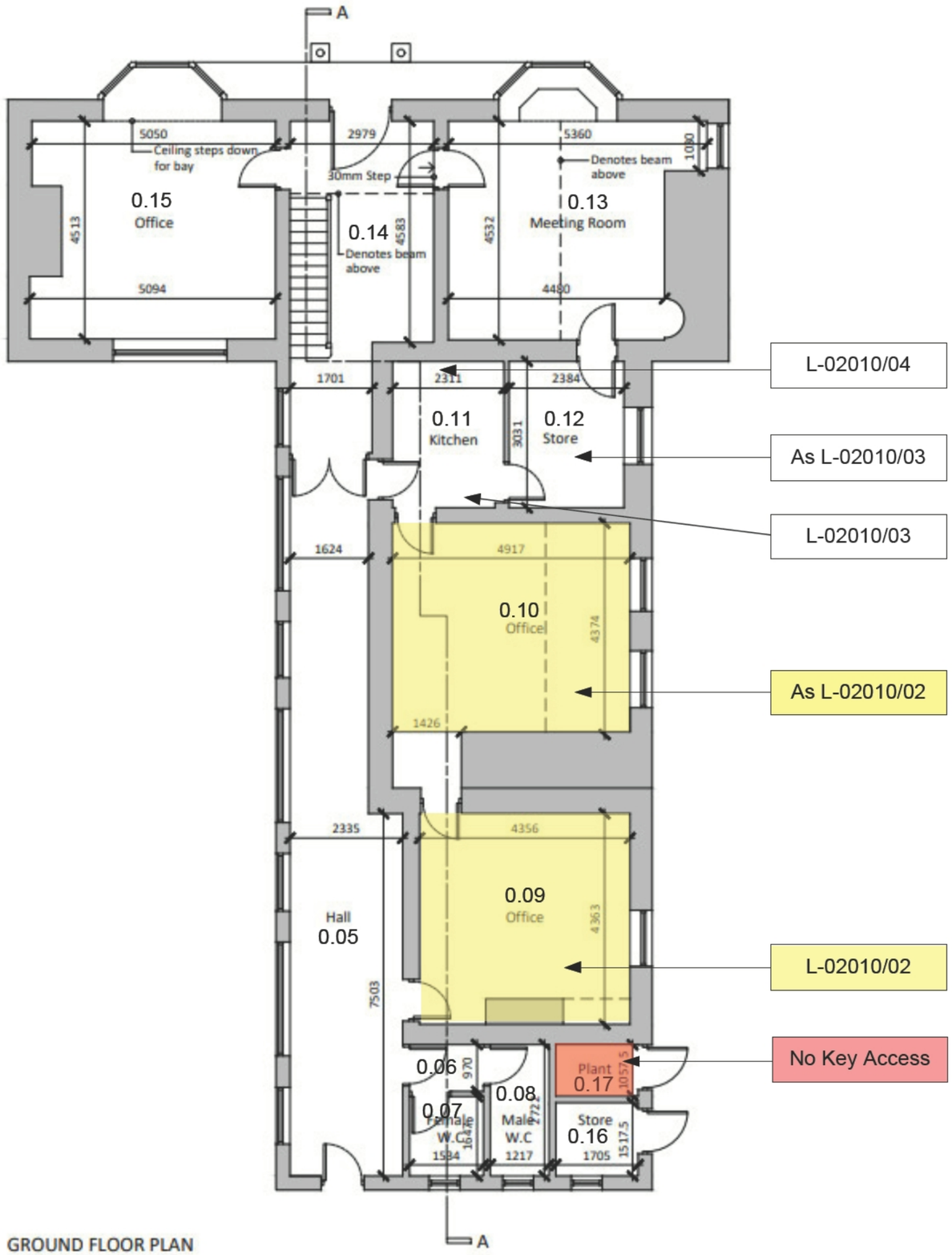

GROUND FLOOR PLAN

Job No.	L-02010
Client:	Gaby Jeffs
Site Address:	Four Winds Tydd Low Road Long Sutton PE12 9AR
Drawing No.	02 of 05
Block/ Floor:	Ground
Surveyor/s:	Richard Dixon
Date Of Survey:	14/05/2021

Key:

	Asbestos Cement
	Composite Products
	Textured Coating
	Floor Coverings
	Insulating Board
	Fibrous Asbestos/ No Access
	Out Of Scope Of Survey

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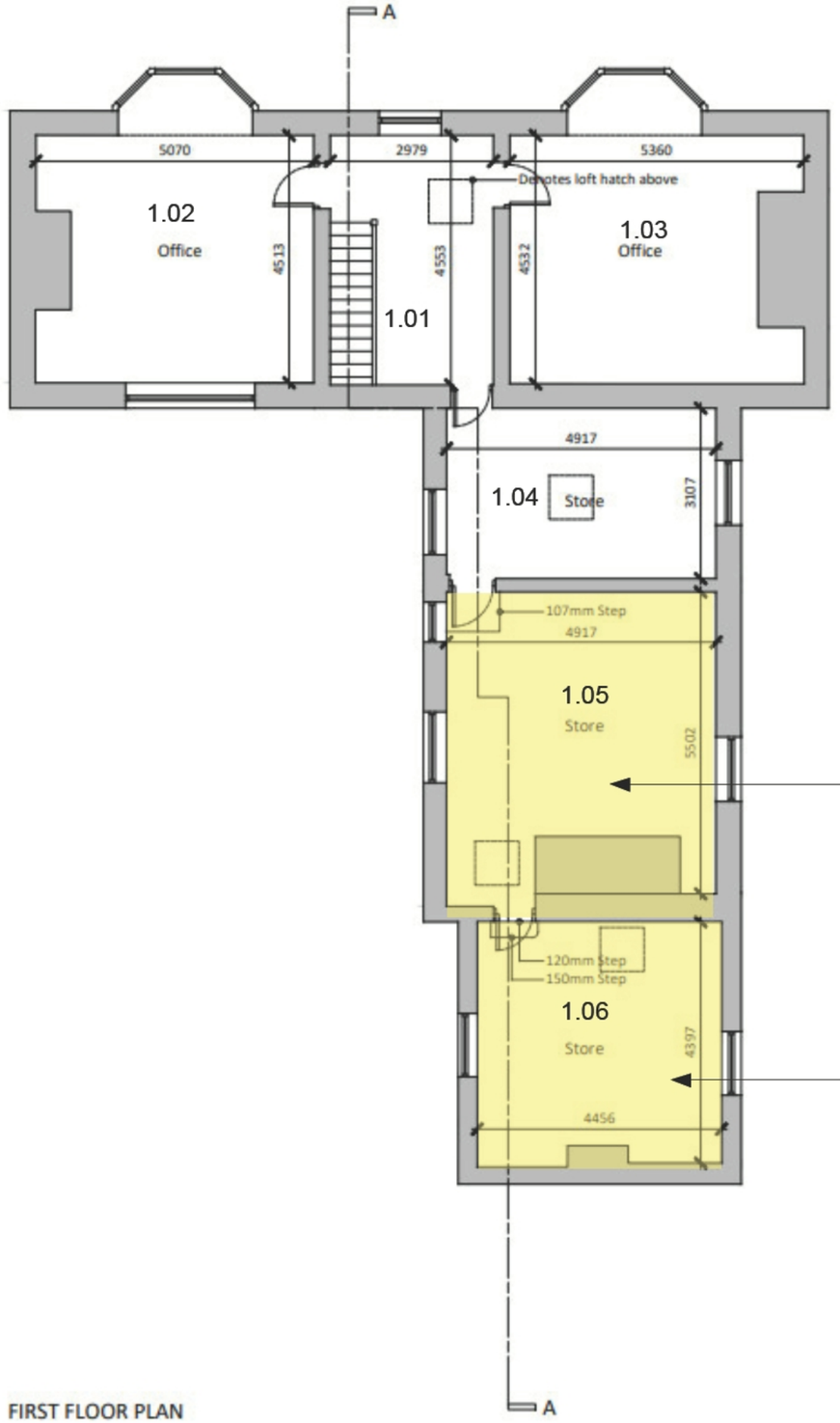
Construction | Asbestos Services | Facilities Management



L-02010/05

As L-02010/05

FIRST FLOOR PLAN

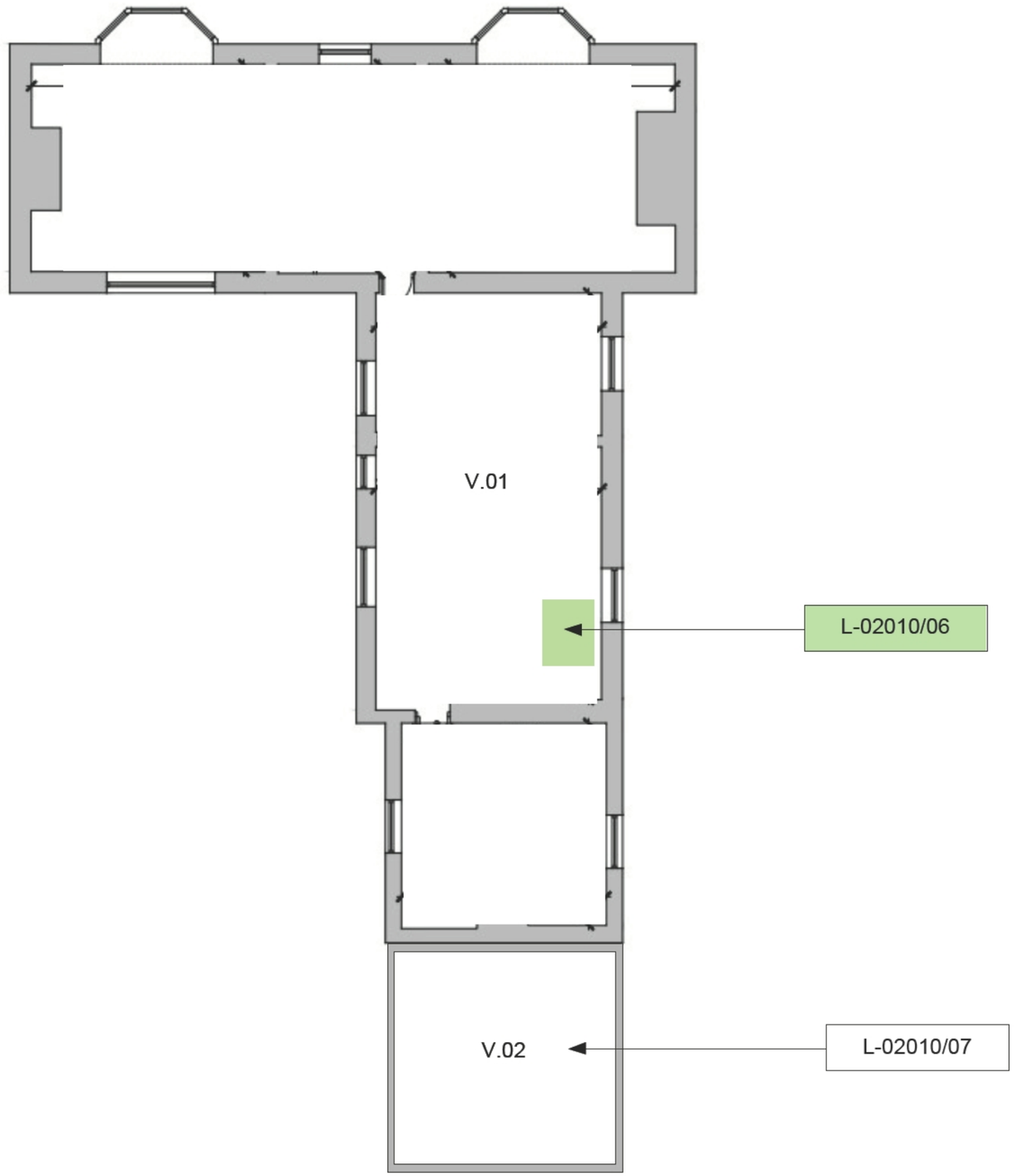
Job No.	L-02010
Client:	Gaby Jeffs
Site Address:	Four Winds Tydd Low Road Long Sutton PE12 9AR
Drawing No.	03 of 05
Block/ Floor:	First
Surveyor/s:	Richard Dixon
Date Of Survey:	14/05/2021

Key:

	Asbestos Cement
	Composite Products
	Textured Coating
	Floor Coverings
	Insulating Board
	Fibrous Asbestos/ No Access
	Out Of Scope Of Survey

BESA

Construction | Asbestos Services | Facilities Management



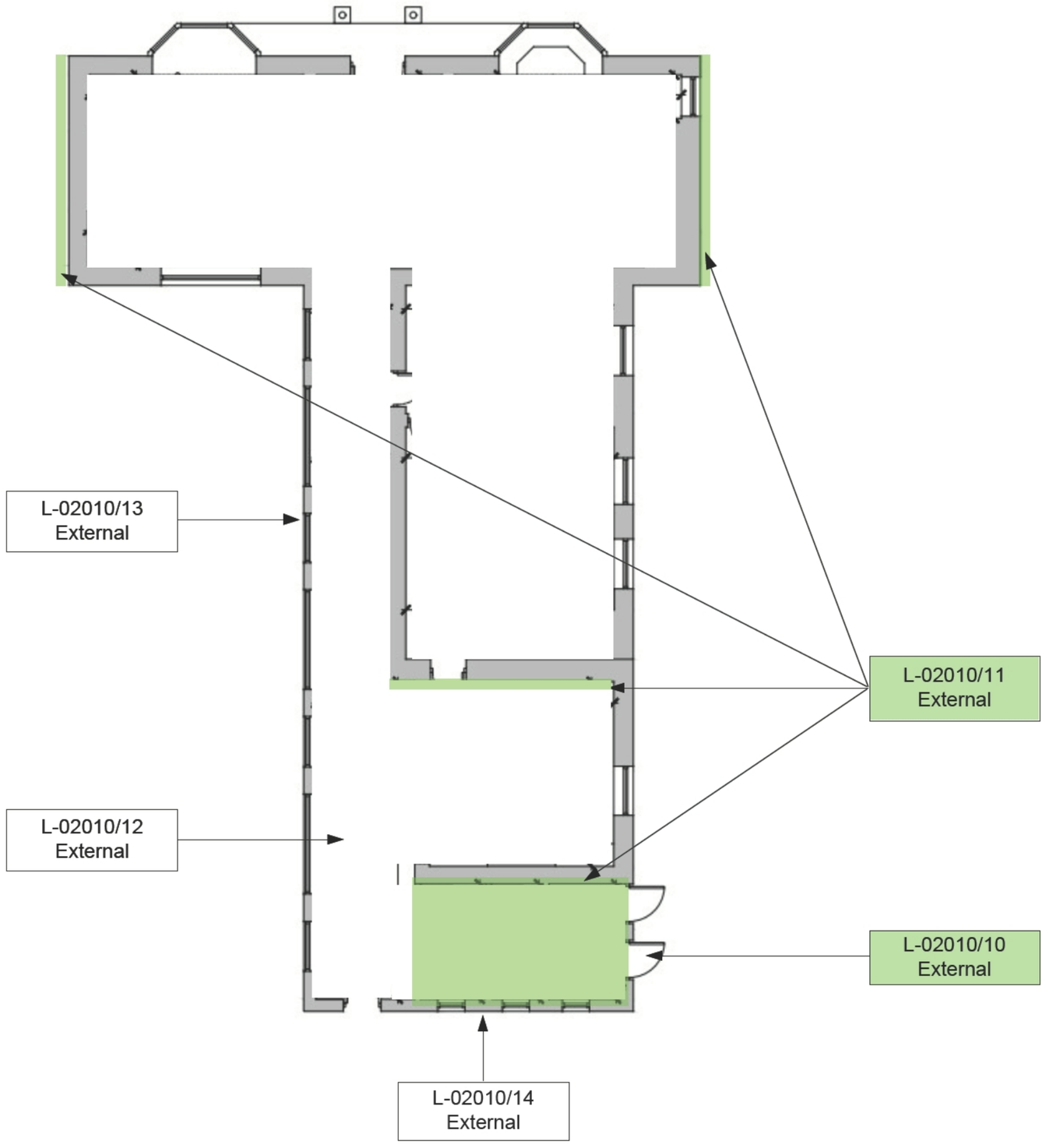
Job No.	L-02010
Client:	Gaby Jeffs
Site Address:	Four Winds Tydd Low Road Long Sutton PE12 9AR
Drawing No.	04 of 05
Block/ Floor:	Roof Void
Surveyor/s:	Richard Dixon
Date Of Survey:	14/05/2021

Key:

	Asbestos Cement
	Composite Products
	Textured Coating
	Floor Coverings
	Insulating Board
	Fibrous Asbestos/ No Access
	Out Of Scope Of Survey

BESA

Construction | Asbestos Services | Facilities Management



Job No.	L-02010
Client:	Gaby Jeffs
Site Address:	Four Winds Tydd Low Road Long Sutton PE12 9AR
Drawing No.	05 of 05
Block/ Floor:	Roof / External
Surveyor/s:	Richard Dixon
Date Of Survey:	14/05/2021

Key:

	Asbestos Cement
	Composite Products
	Textured Coating
	Floor Coverings
	Insulating Board
	Fibrous Asbestos/ No Access
	Out Of Scope Of Survey

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11. Key to Colour Coding

Key to colour coding on site diagrams:

	Asbestos Cement
	Composite Products
	Textured Coating
	Floor Coverings
	Asbestos Insulating Board
	Fibrous Asbestos / No Access
	Out of Scope of Survey