Asbestos Surveys & Advisory Services Ltd

Asbestos Refurbishment/Demolition Survey for

Oglesby & Limb Ltd

at

Barn
Black Hole Drove
West Pinchbeck
Lincolnshire
PE11 3QL



Project Number: ECB/5237

Printed: 28/03/2023 By: Asbestos Surveys & Advisory Services Ltd. Using Multibase software.

Asbestos Surveys & Advisory Services Ltd

Names and Addresses

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PE11 1SL

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PE11 1SL

Contact: Andrew Oglesby
Phone: 01775 761196 Fax:

Site Full Name:

Barn
Black Hole Drove
West Pinchbeck
Lincolnshire
PE11 3QL

Contact: Andrew Oglesby
Phone: 01775 761196 Fax:

Report Author:

Asbestos Surveys & Advisory Services Ltd
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PE13 2DX

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Director

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Asbestos Surveys & Advisory Services Ltd

TABLE OF CONTENTS

SECTION 1	Executive Summary
SECTION 2	Survey Drawings
SECTION 3	Survey Objectives
SECTION 4	Survey Techniques
SECTION 5	Survey Caveat
SECTION 6	Survey Notes
SECTION 7	Survey Summary
SECTION 8	Survey Recommendations
SECTION 9	Asbestos Register
SECTION 10	Material Assessment: Summary by Floor
SECTION 11	Material Assessment (Photo Small)
SECTION 12	Priority Assessment: Summary by Floor
SECTION 13	Excluded Areas
SECTION 14	Bulk Identification Report

SECTION ONE

EXECUTIVE SUMMARY

Asbestos Surveys & Advisory Services Ltd

Executive Summary

General Information:

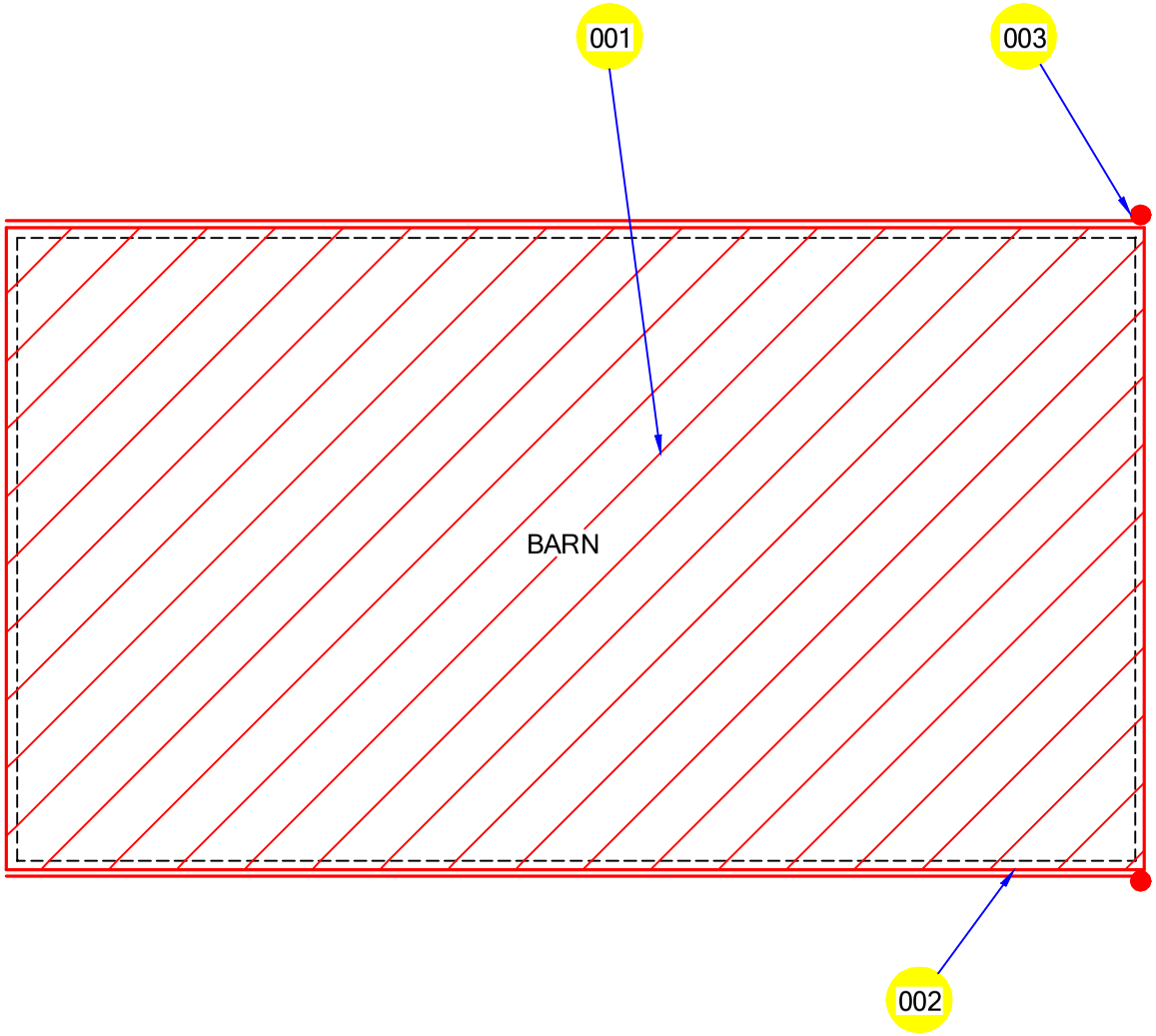
Site asbestos refurbishment & demolition survey consisted of a barn.
Constructed of steel, asbestos cement corrugated roof & cladding sheets, asbestos cement rainwater goods, metal corrugated sheets, wood boarding, and no asbestos detected to electrics.

Area	Comments	Accessed
Main	Sample taken, asbestos materials present.	Yes

SECTION TWO

SURVEY DRAWINGS





GROUND FLOOR

INSPECTION/SAMPLE LOCATION

ASBESTOS PRESENT

INACCESSIBLE AREAS

NOT TO SCALE

PAGE 1 OF 1

ASAS Ltd

TEL; 01945-584088

CLIENT; Oglesby & Limb Ltd
SITE; Barn, Black Hole Drove
West Pinchbeck
Lincolnshire
PE11 3QL
SURVEY REF; ECB/5237
SUVEY DATE; 24/03/23
SURVEYOR/S; Conrad Bristow

SECTION THREE

SURVEY OBJECTIVES

Asbestos Surveys & Advisory Services Ltd

Survey Objectives

1 Produce a report by qualified asbestos surveyors under HSE guidance contained in HSG264 publication, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurences where possible.

2 To carry out a survey to ascertain the presence of asbestos based materials.

3 To include a risk assessment for each individual Sample.

SECTION FOUR

SURVEY TECHNIQUES

Asbestos Surveys & Advisory Services Ltd

Survey Techniques

1 Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of a similar composition.

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

3 Samples were returned to the Main Laboratory for analysis.

4 Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication MDHS 77).

SECTION FIVE

SURVEY CAVEAT

Asbestos Surveys & Advisory Services Ltd

Survey Caveat

1 This report is based upon a destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building which are subject to future refurbishment works. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a destructive inspection at key locations of accessible voids and areas. From the evidence of the inspections and of the sampling and analysis undertaken, it is clear that asbestos containing materials are either present or within or associated with various areas as detailed in the report. We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.

SECTION SIX

SURVEY NOTES

Survey Notes

1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

3 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.

5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

6 The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes

7 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.

8 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.

SECTION SEVEN

SURVEY SUMMARY

Asbestos Surveys & Advisory Services Ltd

Survey Summary

1 For positive identification of asbestos bearing materials please refer to the individual sample data sheets.

SECTION EIGHT

SURVEY RECOMMENDATIONS

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.
HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

PRIORITY ASSESSMENT AND ALGORITHM

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

Maintenance activity;
Occupant activity;
Likelihood of disturbance;
Human exposure potential.

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM.

Survey Recommendations

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under CAW, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

MAINTENANCE ACTIVITY
The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY
The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE
The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL
The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

PRIORITY ASSESSMENT ALGORITHMS
Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more

Survey Recommendations

than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

SECTION NINE

ASBESTOS REGISTER

Asbestos Register

Site Name: Barn

Project Number: ECB/5237

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Ground floor, Internal/external	Asbestos cement	Corrugated Roof Sheet	>50 m2 or >50 m pipe run	Difficult Accessibility	Low damage: Scratches or marks	Asbestos cement sheets etc	Chrysotile	Identified	1	4	3	7
Ground floor, Internal/external	Asbestos cement	Corrugated Wall Clad	>50 m2 or >50 m pipe run	Difficult Accessibility	Low damage: Scratches or marks	Asbestos cement sheets etc	Chrysotile	Identified	2	4	3	7
Ground floor, External	Asbestos cement	Cement Rainwater Goods	>50 m2 or >50 m pipe run	Medium Accessibility	Low damage: Scratches or marks	Asbestos cement sheets etc	Chrysotile	Identified	3	4	2	6

SECTION TEN

MATERIAL ASSESSMENT SCHEDULE BY FLOOR

Material Assessment Schedule By Floor

Site Name: Barn

Project Number: ECB/5237

Floor: Ground floor

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
24/03/23	1	28926	1	Main	Internal/external	Chrysotile	Corrugated Roof Sheet	4	Very Low Risk	3	Asbestos cement corrugated roof sheets with asbestos associated fittings.	Remove before demolition.	RDS
24/03/23	2	28927	1	Main	Internal/external	Chrysotile	Corrugated Wall Clad	4	Very Low Risk	3	Asbestos cement corrugated cladding sheets.	Remove before demolition.	RDS
24/03/23	3	28928	1	Main	External	Chrysotile	Cement Rainwater Goods	4	Very Low Risk	2	Asbestos cement rainwater gutters & downpipes.	Remove before demolition.	RDS

SECTION ELEVEN

SAMPLE INSPECTION RECORD

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	Barn, Black Hole Drove, West Pinchbeck, Lincolnshire, PE11 3QL	Client Name:	Oglesby & Limb Ltd
		Project Number:	ECB/5237

Area/ Floor/ Room/ Product: Main: Ground floor: Internal/external: Corrugated Roof Sheet

Inspection Date:	24/03/2023	Next Inspection:	23/03/2024	Survey Type:	RDS
Location ID:	28926	Location Ref:	1	Product Type:	Asbestos cement
				Damage:	Low damage: Scratches or marks
				Treatment:	Asbestos cement sheets etc
				Asbestos Type:	Chrysotile
				Identification:	Identified
				Quantity:	320m² Approx



Action:
Remove before demolition.

Material Comments:
Asbestos cement corrugated roof sheets with asbestos associated fittings.

Material Risk Score:	4	Material Risk Band:	Very Low Risk	Priority Risk Score:	3

Area/ Floor/ Room/ Product: Main: Ground floor: Internal/external: Corrugated Wall Clad

Inspection Date:	24/03/2023	Next Inspection:	23/03/2024	Survey Type:	RDS
Location ID:	28927	Location Ref:	2	Product Type:	Asbestos cement
				Damage:	Low damage: Scratches or marks
				Treatment:	Asbestos cement sheets etc
				Asbestos Type:	Chrysotile
				Identification:	Identified
				Quantity:	340m² Approx



Action:
Remove before demolition.

Material Comments:
Asbestos cement corrugated cladding sheets.

Material Risk Score:	4	Material Risk Band:	Very Low Risk	Priority Risk Score:	3

Area/ Floor/ Room/ Product: Main: Ground floor: External: Cement Rainwater Goods

Inspection Date:	24/03/2023	Next Inspection:	23/03/2024	Survey Type:	RDS
Location ID:	28928	Location Ref:	3	Product Type:	Asbestos cement
				Damage:	Low damage: Scratches or marks
				Treatment:	Asbestos cement sheets etc
				Asbestos Type:	Chrysotile
				Identification:	Identified
				Quantity:	50 Metres Approx

Action:
Remove before demolition.

Material Comments:
Asbestos cement rainwater gutters & downpipes.

Material Risk Score:	4	Material Risk Band:	Very Low Risk	Priority Risk Score:	2

SECTION TWELVE

PRIORITY ASSESSMENT SCHEDULE

Priority Assessment Schedule

Site Name: Barn

Project Number: ECB/5237

Floor: Ground floor

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
24/03/23	1	28926	1	Main	Internal/external	Remove before demolition.	1	1	1	0	3
24/03/23	2	28927	1	Main	Internal/external	Remove before demolition.	1	1	1	0	3
24/03/23	3	28928	1	Main	External	Remove before demolition.	0	1	1	0	2

SECTION THIRTEEN

EXCLUDED AREAS

Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1 On roof.

SECTION FOURTEEN

BULK IDENTIFICATION REPORT

Asbestos Surveys & Advisory Services Ltd

BULK IDENTIFICATION REPORT

Client:	Oglesby & Limb Ltd	**Date Samples Received:**	24/03/2023
Client Address:	Suite 4 & 5 Market Chambers, 12 Market Place, Spalding, Lincolnshire, PE11 1SL	**Date Samples Analysed:**	28/03/2023
Site Address:	Barn, Black Hole Drove, West Pinchbeck, Lincolnshire, PE11 3QL		
F.A.O:	Andrew Oglesby		**Page 1 of 1**

METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
1	28926	Ground floor, Internal/external, Corrugated Roof Sheet	Chrysotile 320m² Approx
2	28927	Ground floor, Internal/external, Corrugated Wall Clad	Chrysotile 340m² Approx
3	28928	Ground floor, External, Cement Rainwater Goods	Chrysotile 50 Metres Approx

REPORT RAISED BY:

Signed: ..... Print: .....

UKAS TESTING 2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	
PREMIUM	
EMERGENCY	

Client:	ASBESTOS SURVEYS AND ADVISORY SERVICES LTD		
Address:	VANDA, 44 BOWTHORPE ROAD WISBECH, CAMBS PE13 2DX	Analysis Report No.	SCO/23/7561
Attention:	CONRAD BRISTOW	Report Date.	28/03/23
Site Address:	BARN BLACK HOLE DRIVE WEST PINCHBECK LINCOLNSHIRE, PE11 3QL	Site Ref No.	ECB/5237
Date sample taken:	24/03/23	Page No:	1 Of 1
Date sample received:	27/03/23	No. of Samples:	3
Date of Analysis:	28/03/23	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	ECB/5237/001	MAIN – GROUND FLOOR – INTERNAL/ EXTERNAL – CORRUGATED SHEET	CHRYSOTILE
2	ECB/5237/002	MAIN – GROUND FLOOR – INTERNAL/ EXTERNAL – CORRUGATED SHEET	CHRYSOTILE
3	ECB/5237/003	MAIN – GROUND FLOOR – EXTERNAL – RAINWATER GOODS	CHRYSOTILE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S. GIDDINGS	Authorised signatory:	
		Print name:	**C.BOLTON – DEPUTY Q.C.M**

BULK 001-VER 8 14-JUN-22-QCM

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Company Reg No: 5191390 Reg Address: As above