



SL ENVIRONMENTAL Ltd.

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Refurbishment & Demolition Survey

On Behalf of

Oakwoods Group Ltd.

**Culls Farm
Dean Street
East Farleigh
Maidstone
ME15 0PS**

For

**Culls Farm
Dean Street
East Farleigh
Maidstone
ME15 0PS**



PREPARED BY: **SL ENVIRONMENTAL LTD.**

SURVEY ISSUE DATE: **17.08.2023**

SURVEY NUMBER: **SAS 6541**

SURVEYOR: **Josh Hazelwood**

Authorised by: *Joshua Hazelwood*

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Section 1: Executive Summary

SL Environmental Ltd. was requested by [Oakwoods Group Ltd.](#) to undertake a Refurbishment and Demolition Survey to [Culls Farm](#). The purpose of the survey was to inspect and record the presence of asbestos containing materials on site to allow for safe management of the building in accordance with the requirements under the Control of Asbestos Regulations 2012.

1.1 Asbestos Materials Identified

| Building | Floor | Location | Item Description | Risk Assessment Score | Recommendation |
|------------|--------------|-----------------------|---------------------|-----------------------|----------------|
| Culls Farm | Ground Floor | 005 - Car wash | Roof sheeting | 4 | Remove |
| Culls Farm | Ground Floor | 005 - Car wash | Wall panels (CEM) | 4 | Remove |
| Culls Farm | Ground Floor | 007 - MOT area | Roof sheeting | 4 | Remove |
| Culls Farm | Ground Floor | 007 - MOT area | Wall panels (CEM) | 4 | Remove |
| Culls Farm | Ground Floor | 009 - W/C | Wall panels (AIB) | 6 | Remove |
| Culls Farm | Ground Floor | 009 - W/C | Roof sheeting | 4 | Remove |
| Culls Farm | Ground Floor | 011 - Body repair | Roof sheeting | 4 | Remove |
| Culls Farm | Ground Floor | 016 - Stores | Roof sheeting | 4 | Remove |
| Culls Farm | Ground Floor | 019 - Compressor room | Electrics | 7 | Remove |
| Culls Farm | External | 001 - External | Rainwater goods | 4 | Remove |
| Culls Farm | External | 001 - External | Corrugated sheeting | 4 | Remove |
| Culls Farm | External | 001 - External | Corrugated sheeting | 4 | Remove |
| Culls Farm | External | 001 - External | Corrugated sheeting | 4 | Remove |

Key to colour coded Recommendations indicating level of Urgency;

| | | | |
|---|----------------------|----------------------------|--|
|  | High Risk | (Total Score of 19 to 24) | Immediate attention required |
|  | Medium Risk | (Total Score of 13 to 18) | Actions recommended should be carried out within 3 months. |
|  | Low Risk | (Total Score of 9 to 12) | Actions recommended should be carried within 6 to 12 months. |
|  | Very Low Risk | (Total Score of 8 or less) | Materials should be managed on an annual basis |







The risk assessment scores detailed within this report should be used as a guide to prioritising work and the Management Plan should be consulted for a comprehensive guide to managing the risks from asbestos.

The recommendation given is largely based on reducing the material assessment parameters, e.g. through encapsulation or removal. When deciding on prioritisation and the required action, full consideration should also be given to controlling the priority assessment parameters, e.g. through restricting access etc.

'Any asbestos materials identified or suspected will need to be inspected periodically to check that it has not deteriorated or been damaged. As a minimum, the material should be checked every six to twelve months even if it is in good condition and not going to be disturbed'.

(Regulation 4 CAR 2012) SL Environmental Ltd. can undertake re-inspection surveys on your behalf and produce updated asbestos registers and in addition periodic reminders can be issued to ensure re-inspections are undertaken promptly.

1.2 Materials sampled and identified as Non Asbestos


| Building | Floor | Location | Sample Number | Item Description | Photograph |
|------------|--------------|----------------|---------------|---------------------------|---|
| Culls Farm | Ground Floor | 007 - MOT area | 005 | Flue seal |  |
| Culls Farm | Ground Floor | 008 - Office | 006 | Sink pad |  |
| Culls Farm | Ground Floor | 009 - W/C | 008 | Textured coating to walls |  |
| Culls Farm | Ground Floor | 018 - Stores | 011 | Floor tiles |  |
| Culls Farm | External | 002 - External | 016 | Render to walls |  |
| Culls Farm | External | 003 - External | 017 | Render to walls |  |

1.3 Rooms/Locations – No Asbestos Containing Materials Identified

| No asbestos has been identified in the following locations: | | |
|---|--------------|----------------------|
| Building | Floor | Location |
| Culls Farm | Ground Floor | 001 - Office |
| Culls Farm | Ground Floor | 002 - W/C |
| Culls Farm | Ground Floor | 003 - Office |
| Culls Farm | Ground Floor | 004 - Reception |
| Culls Farm | Ground Floor | 006 - Stores |
| Culls Farm | Ground Floor | 008 - Office |
| Culls Farm | Ground Floor | 012 - Office |
| Culls Farm | Ground Floor | 013 - Oven |
| Culls Farm | Ground Floor | 014 - Paint mix area |
| Culls Farm | Ground Floor | 015 - Stores |
| Culls Farm | Ground Floor | 017 - Work area |
| Culls Farm | Ground Floor | 018 - Stores |
| Culls Farm | Ground Floor | 020 - W/C |
| Culls Farm | Ground Floor | 021 - Kitchen |
| Culls Farm | Ground Floor | 022 - Office |
| Culls Farm | Ground Floor | 023 - Office |
| Culls Farm | Ground Floor | 024 - Office |
| Culls Farm | Ground Floor | 025 - Office |
| Culls Farm | Ground Floor | 026 - Stores |
| Culls Farm | Ground Floor | 027 - Office |
| Culls Farm | Ground Floor | 028 - Stores |
| Culls Farm | External | 002 - External |
| Culls Farm | External | 003 - External |
| Culls Farm | External | 004 - External |

1.4 Variations to Scope

1.4.1 Rooms/Locations – No Access Gained

| No Access has been gained to the following locations | | | |
|--|--|---------------------------|---|
| Building | Location | Comments | Photograph |
| Culls Farm | Ground Floor: 010 - Electrical room Whole location | No key at time of survey. |  |

1.4.2 Rooms/Locations – Limited Access Gained

N/A

Section 2: Introduction

2.1 Aims and Objectives

The purpose of a Refurbishment and Demolition Survey, as defined within the HSE publication *HSG 264 Asbestos: The Survey Guide* is to locate and describe, as far as reasonably practicable, the presence and extent of any suspect asbestos containing material (ACM) in the area where the refurbishment will take place or in the whole building if

demolition is planned. The survey is fully intrusive and involves destructive inspection, as necessary, to gain access to all areas. Any variations to this will be listed within Section 1.4 of this report.

It should be noted that this type of survey is disruptive and involves aggressive inspection techniques that are likely to cause damage to the fabric of the building. Unless prior agreement has been made with regards to re-instatement SL Environmental Ltd. will cover any penetrations made with tape and polythene, where this is reasonably practicable to do so.

The inspection and testing was conducted during normal working hours of operation minimising any disruption to the occupiers as far as practical. **It should be noted that occupied or operational buildings place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy and that it may prove impossible to adequately investigate all areas of the property at the time of the initial survey.** Where this is the case it may be required to undertake additional surveys or inspections just prior to or during the proposed refurbishment or demolition works, in order to account for all hidden ACMs.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document. It is imperative that each section is read in conjunction with each other.

It should be noted that this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials and that it should only be used as a supporting document when accompanied by an appropriate Technical Specification and Scope of Works. These documents can be prepared by SL Environmental Ltd. upon request.

2.2 Project Particulars

| | | |
|---|--|------------|
| Client Details: | Oakwoods Group Ltd. | |
| Survey Undertaken by: | Lead Surveyor(s): Josh Hazelwood Assistant Surveyor(s): | |
| Date(s) of Survey: | 02/08/2023 | |
| Report Prepared by: | Joshua Hazelwood | 17/08/2023 |
| Quality Control by: | James Whitelegg | 17/08/2023 |
| SL Environmental Ltd. Project Manager: | Josh Hazelwood | |
| Site Description: | Warehouse units & offices | |

Section 3: Site Work and Observations

SL Environmental Ltd. surveyors undertook the inspection of the property on the Our Surveying Team visually assessed the majority of the building structure. Where possible asbestos containing materials were identified sampling was carried out. However, where structures and features of the building were replicated it was not considered reasonably

practical to sample every item. Samples were therefore taken at points and intervals, which appeared to be representative of the general location in accordance with HSG248 and HSG264.

Consequently, it is possible that some items observed or not found to contain asbestos may comprise of asbestos materials outside the immediate location of the sampling/inspection point. Similarly, since it was not possible to expose the entire fabric of the building and its contents, some asbestos materials may have been obscured at the time of our survey.

Examples of such materials may include:

- Hidden or sealed risers voids/riser
- Concealed or Bricked up voids/riser
- Fuses and Electrical Switch-gear
- Concealed pipe and tank gaskets
- Damp proof membranes
- Buried/under floor items
- Firebreaks within inaccessible ceilings
- Fire Doors

Unless otherwise stated the following locations would not normally be included in the scope of a Refurbishment and Demolition Survey. Such areas may include:

- Within all plant and boiler castings
- Within all live electrical cabinets, switch, fuse and distribution boxes
- Main roof level unless otherwise stated
- Below floor level and floor boards unless otherwise stated
- Above all solid ceilings
- Behind all solid walls
- Internal cavities of partition walls
- Within all ventilation/extraction/heating and floor ducts
- Above asbestos insulation board ceiling panels, unless otherwise stated
- Behind all fixed asbestos insulation board cladding/boxing panels
- Within lift motors/machinery unless otherwise stated
- Unless stated to the contrary areas with heights greater than 3.0 metres have not been accessed during the course of this survey.

Following all sampling the areas and materials were left in a stable condition. All samples (where appropriate) were identified with SL Environmental Ltd. sample identification labels.

Section 4: Methodology and Limitations of Method

4.1 Nominated Laboratory

All samples were analysed by Scope It Limited at their Office and Laboratory based at Unit 1A Tower Industrial Estate, London Road, Wrotham, Kent, TN15 7NS.

4.2 UKAS Accredited Laboratory

Scope It Limited are UKAS accredited for asbestos fibre counting and asbestos identification. Laboratories meeting UKAS requirements for calibration and testing comply with the requirements of BS5750/ISO series of standards

4.3 In-House Methods

Analysis of the samples was carried out using Scope It Limited's in-house methods as described in their Quality Control Manual. All Laboratory techniques used are carried out in accordance with HSE guidance document HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

Identification of asbestos fibres was based on the following analytical procedure:

- a) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if necessary); where possible a representative sub-sample treatment was undertaken at this stage.
- b) Sample treatment was undertaken (where required) to release or isolate fibres.
- c) A detailed and thorough search under the microscope was made to classify the fibre types present.
- d) Representative fibres were mounted in appropriate RI liquids on microscope slides.
- e) The different fibrous components were identified using PLM.

4.4 Limitations

We recommend that any work undertaken in the removal or treatment of Asbestos-based materials/products should be carried out in conjunction with the information detailed in the asbestos survey report. The condition of the asbestos has been categorised, therefore enabling prioritisation of any work involving either Asbestos removal or encapsulation/treatment.

All efforts were made during the visual survey to identify and establish the presence/absence of asbestos-based material and their location.

However, asbestos is frequently concealed within the structural fabric of the building and its structures to which access was not reasonably practical at the time of the survey. Therefore, is deemed inaccessible within the scope of superficial survey. This applies to any suspect material that subsequently becomes exposed as a result of any demolition procedures.

We cannot accept any liability for the report not containing information on concealed spaces or within inaccessible features such as cavity walls which may exist within the fabric of the building where the extent and presence of these is not evident through inaccessibility or insufficient knowledge of the structure at the time of the survey.

It is understood and agreed that no survey can guarantee that all asbestos present in a building has been identified. Consequently, no such survey should be considered definitive and further exhaustive investigations are recommended in conjunction with any remedial, major or minor refurbishment or demolition work.

Bulk samples have been taken from all materials, which upon visual inspection appeared likely to contain asbestos. The exceptions to this, at the surveyors' discretion, are certain

items composed of bitumen (notably Sink Pads), plastic, resin or rubber which may contain asbestos.

Fire or other doors may contain asbestos material sandwiched between timber and or other products; sampling is likely to cause noticeable damage. Therefore, internal and external doors of this type were not sampled during the survey. Doors within the building that may contain a sandwiched material, in particular fire doors should be considered as Priority 3 material, unless specified as a different category within this report or is confirmed that no asbestos material is present. Unless requested specifically fire doors are not sampled as part of a Refurbishment and Demolition Survey as intrusion into the fabric of a fire door would render the fire door ineffective

Samples have not been taken of any suspected asbestos containing materials where sampling would endanger the surveyor or affect the functional performance of the item concerned. For example fuse linings, gaskets, fire doors, ropes associated with heating, glazing or power plant. In these instances the products have been assumed to contain asbestos.

Plant and machinery have not been inspected during the course of this survey unless specifically requested prior to commencement of this survey. Similarly, Lift machinery and shafts have not been inspected during the course of this survey unless specifically requested prior to the commencement of this survey. Electrical equipment has not been accessed during the course of this survey. Electrical equipment casing was not opened unless it could be positively established that the equipment was disconnected from the supply. It is assumed that all electrical fuse boxes contain asbestos due to the age of the installations.

Unless stated to the contrary areas with heights greater than 3.0 metres have not been accessed during the course of this survey.

Asbestos containing materials (ACM's) concealed behind other asbestos containing materials may not have been located during the survey. It should be assumed that further asbestos containing materials may be present. During a survey on site no asbestos materials suspected or visually identified will be removed from site or damaged to gain access to any materials concealed by this material. As such further asbestos containing materials may be present behind the identified materials only being exposed following the asbestos removal works

This report is issued in confidence to the client and SL Environmental Ltd. Cannot accept any responsibility to any third parties to whom this report is circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

Materials extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope, bill of quantity or Specifications of Works for that item.

Materials were not sampled where it was considered that other visually identical materials sampled elsewhere were of a similar composition.

No density checks have been carried out on board or cement materials and thus such materials have been referred to as asbestos insulating board (AIB) or asbestos cement within this report based solely on their physical appearance.

It is understood that SL Environmental Ltd. undertook the survey on the basis that the land on which the building or structure stands including surrounding land is not contaminated.

During a survey on site no asbestos materials suspected or visually identified will be removed from site or damaged to gain access to any materials concealed by this material. As such further asbestos containing materials may be present behind the identified materials only being exposed following the asbestos removal works.

Section 5: Definition of Asbestos Material

Asbestos is a generic term used for fibrous forms of several naturally occurring silicate materials that have been exploited for their unique combination of properties of flexibility, high tensile strength, incombustibility, low-thermal conductivity and resistance to chemical attack.

For Regulatory purposes, in Great Britain, Control of Asbestos Regulations 2012 (CAR2012) defines asbestos as any of the following minerals used below, or any mixture of them:

| | | |
|----------------------------|---|--------------------------|
| Crocidolite -Blue asbestos | } | Amphibole mineral group |
| Amosite -Brown asbestos | | |
| Chrysotile white asbestos | } | Serpentine mineral group |

Anthophyllite, Tremolite and Actinolite also belong to the Amphibole mineral group. However, these three asbestos forms have rarely been used commercially in the UK. These forms of asbestos are generally only found as a contaminant or in a mixture with Chrysotile, Amosite, or Crocidolite.

5.1 Health effects

Asbestos-related diseases are currently responsible for more than 4000 deaths a year in the UK alone. Inhalation of all asbestos fibres can potentially cause a number of respiratory diseases for which there is currently no cure. Whilst exposure to all asbestos fibre types can be potentially fatal, it is generally accepted that exposure to blue and brown (amphibole group) asbestos is more hazardous than white.

<http://www.hse.gov.uk/statistics/causdis/asbestos.htm>

Section 6: Assessment of Risk

Category Explanation

Basic Principles

Asbestos that is found to be present does not necessarily create an unacceptable risk. Asbestos is the hazard, the risk can only be defined when this hazard is assessed within the environment in which it is found. This assessment must take into account the activities carried out near or on the asbestos for the assessment to be able to present viable recommendations.

General Guidelines for an Assessment

There are two types of assessment that may be carried out: the Material Assessment and the Priority Assessment. The scores for these can then be combined to give an overall Hazard Risk Assessment Score.

The Material Assessment - this assesses the likelihood of asbestos material to release fibres into the air should it be disturbed. This assessment can be undertaken as part of the survey, as it requires no knowledge about the building use etc. The main parameters that determine the likelihood of the material to release airborne fibres and the relative hazard of the types of fibre released are;

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

The material assessment algorithm (see attached key to assessment) will give a good initial guide to the priority for a control action, as it will identify the high-risk materials. However, a high material score may not always require a high priority control action, if no one needs to enter the area, or suitable precautions to reduce the risk can be taken on the few occasions when the area is occupied.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of 7 to 9 are regarded as having a medium potential and of 5 to 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

The Priority Assessment - this takes into account various human factors in order to modify the priority assigned by the material assessment. This can only be effectively achieved with direct input from the building occupiers / managers. Parameters, which should be considered, would include;

- The location of the material
- Its extent
- The use to which the location is put
- The level of occupancy of the area
- The activities carried on in the area, and
- The likelihood/frequency with which maintenance activities are likely to take place.

A detailed risk assessment can only be carried out with the detailed knowledge of the above parameters. Although the surveying team may be able to contribute some of the information required for the risk assessment, the duty holder under the *Control of Asbestos Regulations 2012* is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the property and the activities carried out within. This risk assessment will form the basis of the management plan.

Each of the above parameters consists of a number of subheadings, which are all individually assessed. These assessments are then averaged for each main heading.

Other factors, such as planned refurbishment, may override the priority for remediation or the type of remediation.

The potential for disturbance must also be assessed, as does the feasibility of the management system in operation. For example:

- If the asbestos is retained could it interrupt the safe maintenance/repairs required and would the services that would be affected by this be critical to the occupiers?
- If the asbestos is within a locked room can access be adequately controlled?

The two points raised above relate to instances such as; the failure of an electrical supply above a suspended asbestos ceiling. In this case the occupier would usually no longer be able to trade or a department would have to be shut. An electrical contractor would be brought in on an emergency basis. The individual - electrician - would be placed in a situation where the safety guidelines regarding the asbestos may seem of secondary importance to the needs of their client and this could subsequently lead to the hazard being ignored.

In cases such as these the asbestos should either be removed or, if retained, a procedure of dealing with emergencies must be set up to ensure that critical access points were provided and maintained.

The results from the Material assessment and the Priority assessment can then be graphed within the Risk Assessment Summary table to give a final risk assessment.

High Risk

Using the above principles, materials can be categorised. The top priority (High Risk) would be given to those materials that present an unacceptable risk and require immediate attention. It does not mean that this material must be removed; it means that steps must be taken to remove the risk from those affected by it. This could be as simple as locking a room or undertaking minor repair works or setting up a safe management procedure etc.

Further Categories

Whether a material must be removed is a Client decision. We are willing to give our advice based on our experience. In essence if there is no budget to remove asbestos then a more economical answer will be its management. In extreme cases management may mean total segregation of a room, area or building until such time as the budget can be made available. When surveying properties of any number it is important to realise that management must begin as soon as practicable to allow a programme of remedial works to proceed. It would be impossible to remove every item of asbestos overnight and there is little point in trying.

Prioritisation

The risk categories / scores allocated should be used as a means of prioritising work. When the risk has been contained it is then necessary to address the next phase, which is, what should be removed, repaired and/or managed.

Management and control actions

The priority assessment score and the material assessment score are the two outputs from the risk management assessment and can be ranked to determine the priority of the management and control actions.

Management actions may include;

- Maintain and update asbestos register
- Monitor condition
- Restrict access / isolate
- Label
- Inform
- Train
- Define and use safe systems of work
- Operate a permit to work system

Control actions may include;

- Clean up debris

- Repair
- Encapsulate
- Enclose
- Remove

Category Codes - Material Assessment

| Cumulative score | Action Required |
|------------------|--|
| 10 to 12 | <i>This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/m. High risk with a significant potential to release fibres.</i> |
| 7 to 9 | <i>These are items which as single entities have a high risk of being damaged/ disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/ disturbed. Medium risk.</i> |
| 5 to 6 | <i>These are items that have no, or very little, sign of historical damage and are usually board or panels, which are not easily accessed. Low risk.</i> |
| 4 or less | <i>This covers asbestos cement, resins, Artex, plastics, rubber etc. containing asbestos, which do not generally present a significant risk. Very low risk.</i> |

| Sample Variable | Score | Examples of Scores |
|-----------------|-------|--------------------|
|-----------------|-------|--------------------|

| | | |
|--|---|---|
| Product Type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, 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 |

| | | |
|-------------------------------------|---|---|
| Extent of damage / deterioration | 0 | Good condition: no visible damage |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc. |
| | 2 | Medium damage, significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris |

| | | |
|-------------------|---|---|
| Surface Treatment | 0 | Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc. |
| | 2 | Unsealed asbestos insulation board, or encapsulated lagging and sprays |
| | 3 | Unsealed lagging and sprays |

| | | |
|---------------|---|--|
| Asbestos Type | 1 | Chrysotile |
| | 2 | Amphibole asbestos excluding Crocidolite |
| | 3 | Crocidolite |

| | | |
|--------------------|--|--|
| Total Score | | |
|--------------------|--|--|

Category Codes - Priority Assessment

| Cumulative score | Action Required | | |
|-----------------------------------|---|------------|---|
| 10 to 12 | This is allocated to those items in a position which presents an unacceptable risk to occupiers etc. | | |
| 7 to 9 | These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance. | | |
| 5 to 6 | These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or have extents that, if disturbed, would lead to a minimal fibre release. | | |
| 4 or less | This covers items which are in locations not readily accessible and are unlikely to be disturbed. | | |
| Assessment parameter | Score | Assessment | Examples of score variables |
| Normal occupant activity | | | |
| Main type of activity in area | 0 | | Rare disturbance activity (e.g. little used store room) |
| | 1 | | Low disturbance activities (e.g. office type activity) |
| | 2 | | Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) |
| | 3 | | High levels of disturbance (e.g. fire door with AIB sheet in constant use) |
| Likelihood of Disturbance | | | |
| Accessibility | 0 | | Usually inaccessible |
| | 1 | | Occasionally likely to be disturbed |
| | 2 | | Easily disturbed |
| | 3 | | Routinely disturbed |
| Location | 0 | | Outdoors |
| | 1 | | Large Rooms or well-ventilated areas |
| | 2 | | Rooms up to 100m ² |
| | 3 | | Confined spaces |
| Extent | 0 | | Small amounts or items (e.g. strings, gaskets) |
| | 1 | | <10m ² or <10m |
| | 2 | | ≥10m ² to ≤50m ² or ≥10m to ≤50m |
| | 3 | | >50m ² or >50m |
| Average Score | | | |
| Human Exposure Potential | | | |
| Number of occupants | 0 | | None |
| | 1 | | 1 to 3 |
| | 2 | | 4 to 10 |
| | 3 | | >10 |
| Frequency of use | 0 | | Infrequent |
| | 1 | | Monthly |
| | 2 | | Weekly |
| | 3 | | Daily |
| Average time each use | 0 | | <1 |
| | 1 | | >1 to <3 hours |
| | 2 | | >3 to <6 hours |
| | 3 | | >6 hours |
| Average Score | | | |
| Maintenance Activity | | | |
| Type of maintenance activity | 0 | | Minor disturbance (e.g. possibility of contact when gaining access) |
| | 1 | | Low disturbance (e.g. changing light bulbs in AIB ceiling) |
| | 2 | | Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve) |
| | 3 | | High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling) |
| Frequency of maintenance activity | 0 | | ACM unlikely to be disturbed for maintenance |
| | 1 | | ≤1 per year |
| | 2 | | >1 per year |
| | 3 | | >1 per month |
| Average Score | | | |
| Total Score | | | |


Example Hazard Risk Assessment Summary


| | Total Score |
|-----------------------|--------------------|
| Material Score | 6 |
| Priority Score | 4 |
| Overall Score | 10 |




| | | |
|----------------------|----------------------------|--|
| High Risk | (Total Score of 19 to 24) | Immediate attention required. |
| Medium Risk | (Total Score of 13 to 18) | Actions recommended should be carried out within 3 months. |
| Low Risk | (Total Score of 9 to 12) | Actions recommended should be carried out within 6 to 12 months. |
| Very Low Risk | (Total Score of 8 or less) | Materials should be managed on an annual basis. |


| | | | | | |
|---|-------------------------------|--------------------------|---------------------------------------|-----------|--------------------------------------|
| Survey Date: | SAS 6541 | Surveyor: Josh Hazelwood | Refurbishment & Demolition | | |
| <p style="text-align: center;">Culls Farm Dean Street East Farleigh Maidstone ME15 0PS</p> | <h1>Schedule of Findings</h1> | | Hazard Risk Assessment Summary | | |
| | | | A | 19-24 | High potential to release fibres |
| | | | B | 13-18 | Medium potential to release fibres |
| | | | C | 9-12 | Low potential to release fibres |
| | | | D | 8 or less | Very low potential to release fibres |
| | | | E | 0 | No asbestos detected |


| | | | | | | | |
|-------------------|----------------|--|------------------------|---------------|---------------------------|---|--------------------------|
| Building | Culls Farm | | Comments | No comments. | |  | |
| Floor | Ground Floor | | | | | | |
| Location | 005 - Car wash | | Item Description | Roof sheeting | | | Recommendations |
| Sample No. | 002 | | Extent | 120m2 | | | Remove |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | Risk Assessment Category |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | D |
| Asbestos Type | 1 | Chrysotile | Maintenance Activity | 0 | Minor Disturbance | | |


| | | | | | | | |
|-------------------|----------------|--|------------------------|-------------------|---------------------------|--|--------------------------|
| Building | Culls Farm | | Comments | No comments. | |  | |
| Floor | Ground Floor | | | | | | |
| Location | 005 - Car wash | | Item Description | Wall panels (CEM) | | | Recommendations |
| Sample No. | 001 | | Extent | 50m2 | | | Remove |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | Risk Assessment Category |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | D |
| Asbestos Type | 1 | Chrysotile | Maintenance Activity | 0 | Minor Disturbance | | |

| | | | | | | | |
|-------------------|----------------|--|------------------------|-------------------|---------------------------|---|--------------------------|
| Building | Culls Farm | | Comments | No comments. | |  | |
| Floor | Ground Floor | | | | | | |
| Location | 007 - MOT area | | Item Description | Wall panels (CEM) | | | Recommendations |
| Sample No. | 003 | | Extent | 120m2 | | | Remove |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | Risk Assessment Category |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | D |
| Asbestos Type | 1 | Chrysotile | Maintenance Activity | 0 | Minor Disturbance | | |


| | | | | | |
|---|--------------------------------------|--------------------------|---------------------------------------|-----------|--------------------------------------|
| Survey Date: | SAS 6541 | Surveyor: Josh Hazelwood | Refurbishment & Demolition | | |
| <p style="text-align: center;">Culls Farm Dean Street East Farleigh Maidstone ME15 0PS</p> | <h1><u>Schedule of Findings</u></h1> | | Hazard Risk Assessment Summary | | |
| | | | A | 19-24 | High potential to release fibres |
| | | | B | 13-18 | Medium potential to release fibres |
| | | | C | 9-12 | Low potential to release fibres |
| | | | D | 8 or less | Very low potential to release fibres |
| E | 0 | No asbestos detected | | | |


| | | | | | | | |
|-------------------|----------------|--|------------------------|---------------|---------------------------|----------|---|
| Building | Culls Farm | | Comments | No comments. | | D |  |
| Floor | Ground Floor | | Item Description | Roof sheeting | | | |
| Location | 007 - MOT area | | Extent | 220m2 | | | |
| Sample No. | 004 | | Activity | 0 | Rare disturbance activity | | |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Accessibility | 0 | Usually inaccessible | | |
| Condition | 1 | Low damage | Potential for exposure | 0 | Very low | | |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Maintenance Activity | 0 | Minor Disturbance | | |
| Asbestos Type | 1 | Chrysotile | Recommendations | | Remove | | |


| | | | | | | | |
|-------------------|----------------|-----|------------------------|--------------|-----|----------|--|
| Building | Culls Farm | | Comments | No comments. | | E |  |
| Floor | Ground Floor | | Item Description | Flue seal | | | |
| Location | 007 - MOT area | | Extent | 1m | | | |
| Sample No. | 005 | | Activity | 0 | N/A | | |
| Product Type | 0 | N/A | Accessibility | 0 | N/A | | |
| Condition | 0 | N/A | Potential for exposure | 0 | N/A | | |
| Surface Treatment | 0 | N/A | Maintenance Activity | 0 | N/A | | |
| Asbestos Type | 0 | N/A | Recommendations | | | | |

| | | | | | | | |
|-------------------|--------------|-----|------------------------|--------------|-----|----------|---|
| Building | Culls Farm | | Comments | No comments. | | E |  |
| Floor | Ground Floor | | Item Description | Sink pad | | | |
| Location | 008 - Office | | Extent | 1 unit | | | |
| Sample No. | 006 | | Activity | 0 | N/A | | |
| Product Type | 0 | N/A | Accessibility | 0 | N/A | | |
| Condition | 0 | N/A | Potential for exposure | 0 | N/A | | |
| Surface Treatment | 0 | N/A | Maintenance Activity | 0 | N/A | | |
| Asbestos Type | 0 | N/A | Recommendations | | | | |


| | | | | | |
|---|--------------------------------------|--------------------------|---------------------------------------|-----------|--------------------------------------|
| Survey Date: | SAS 6541 | Surveyor: Josh Hazelwood | Refurbishment & Demolition | | |
| <p style="text-align: center;">Culls Farm Dean Street East Farleigh Maidstone ME15 0PS</p> | <h1><u>Schedule of Findings</u></h1> | | Hazard Risk Assessment Summary | | |
| | | | A | 19-24 | High potential to release fibres |
| | | | B | 13-18 | Medium potential to release fibres |
| | | | C | 9-12 | Low potential to release fibres |
| | | | D | 8 or less | Very low potential to release fibres |
| | | | E | 0 | No asbestos detected |


| | | | | | | | |
|-------------------|--------------|--|------------------------|-------------------|---------------------------|--|---|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | Ground Floor | | Item Description | Wall panels (AIB) | | | |
| Location | 009 - W/C | | Extent | 20m2 | | | |
| Sample No. | 009 | | Activity | 0 | Rare disturbance activity | | |
| Product Type | 2 | Asbestos insulating board, millboards, gaskets & ropes etc. | Accessibility | 0 | Usually inaccessible | | |
| Condition | 1 | Low damage | Potential for exposure | 0 | Very low | | |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Maintenance Activity | 0 | Minor Disturbance | | |
| Asbestos Type | 2 | Amphibole asbestos excluding crocidolite | D | | | | |


| | | | | | | | |
|-------------------|--------------|--|------------------------|---------------|---------------------------|--|--|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | Ground Floor | | Item Description | Roof sheeting | | | |
| Location | 009 - W/C | | Extent | 4m2 | | | |
| Sample No. | 007 | | Activity | 0 | Rare disturbance activity | | |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Accessibility | 0 | Usually inaccessible | | |
| Condition | 1 | Low damage | Potential for exposure | 0 | Very low | | |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Maintenance Activity | 0 | Minor Disturbance | | |
| Asbestos Type | 1 | Chrysotile | D | | | | |

| | | | | | | | |
|-------------------|--------------|-----|------------------------|---------------------------|-----|--|---|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | Ground Floor | | Item Description | Textured coating to walls | | | |
| Location | 009 - W/C | | Extent | 40m2 | | | |
| Sample No. | 008 | | Activity | 0 | N/A | | |
| Product Type | 0 | N/A | Accessibility | 0 | N/A | | |
| Condition | 0 | N/A | Potential for exposure | 0 | N/A | | |
| Surface Treatment | 0 | N/A | Maintenance Activity | 0 | N/A | | |
| Asbestos Type | 0 | N/A | E | | | | |


| | | | | | | |
|---|--------------------------------------|--------------------------|---------------------------------------|-----------|--------------------------------------|--|
| Survey Date: | SAS 6541 | Surveyor: Josh Hazelwood | Refurbishment & Demolition | | | |
| <p style="text-align: center;">Culls Farm Dean Street East Farleigh Maidstone ME15 0PS</p> | <h1><u>Schedule of Findings</u></h1> | | Hazard Risk Assessment Summary | | | |
| | | | A | 19-24 | High potential to release fibres | |
| | | | B | 13-18 | Medium potential to release fibres | |
| | | | C | 9-12 | Low potential to release fibres | |
| | | | D | 8 or less | Very low potential to release fibres | |
| | | | E | 0 | No asbestos detected | |


| | | | | | | | |
|-------------------|-----------------------|-----|------------------------|---|-----|--------------------------|---|
| Building | Culls Farm | | Comments | No Access Gained: No key at time of survey. | | |  |
| Floor | Ground Floor | | Item Description | Whole location | | | |
| Location | 010 - Electrical room | | Extent | N/A | | | |
| Sample No. | N/A | | Activity | N/A | N/A | | |
| Product Type | N/A | N/A | Accessibility | N/A | N/A | | |
| Condition | N/A | N/A | Potential for exposure | N/A | N/A | | |
| Surface Treatment | N/A | N/A | Maintenance Activity | N/A | N/A | | |
| Asbestos Type | N/A | N/A | N/A | | | Risk Assessment Category | |


| | | | | | | | |
|-------------------|-------------------|--|------------------------|---------------|---------------------------|--------------------------|--|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | Ground Floor | | Item Description | Roof sheeting | | | |
| Location | 011 - Body repair | | Extent | 240m2 | | | |
| Sample No. | 010 | | Activity | 0 | Rare disturbance activity | | |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Accessibility | 0 | Usually inaccessible | | |
| Condition | 1 | Low damage | Potential for exposure | 0 | Very low | | |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Maintenance Activity | 0 | Minor Disturbance | | |
| Asbestos Type | 1 | Chrysotile | D | | | Risk Assessment Category | |

| | | | | | | | |
|-------------------|--------------|--|------------------------|---------------|---------------------------|--------------------------|---|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | Ground Floor | | Item Description | Roof sheeting | | | |
| Location | 016 - Stores | | Extent | 10m2 | | | |
| Sample No. | As 010 | | Activity | 0 | Rare disturbance activity | | |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Accessibility | 0 | Usually inaccessible | | |
| Condition | 1 | Low damage | Potential for exposure | 0 | Very low | | |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Maintenance Activity | 0 | Minor Disturbance | | |
| Asbestos Type | 1 | Chrysotile | D | | | Risk Assessment Category | |


| | | | | | | |
|---|--------------------------------------|--------------------------|---------------------------------------|-----------|--------------------------------------|--|
| Survey Date: | SAS 6541 | Surveyor: Josh Hazelwood | Refurbishment & Demolition | | | |
| <p style="text-align: center;">Culls Farm Dean Street East Farleigh Maidstone ME15 0PS</p> | <h1><u>Schedule of Findings</u></h1> | | Hazard Risk Assessment Summary | | | |
| | | | A | 19-24 | High potential to release fibres | |
| | | | B | 13-18 | Medium potential to release fibres | |
| | | | C | 9-12 | Low potential to release fibres | |
| | | | D | 8 or less | Very low potential to release fibres | |
| | | | E | 0 | No asbestos detected | |


| | | | | | | | |
|--------------------------|--------------|-----|------------------------|--------------|-----|-----------------|---|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | Ground Floor | | | | | | |
| Location | 018 - Stores | | Item Description | Floor tiles | | Recommendations | |
| Sample No. | 011 | | Extent | 40m2 | | E | |
| Product Type | 0 | N/A | Activity | 0 | N/A | | |
| Condition | 0 | N/A | Accessibility | 0 | N/A | | |
| Surface Treatment | 0 | N/A | Potential for exposure | 0 | N/A | | |
| Asbestos Type | 0 | N/A | Maintenance Activity | 0 | N/A | | |
| Risk Assessment Category | | | | | | | |


| | | | | | | | |
|--------------------------|-----------------------|--|------------------------|---|---------------------------|-----------------|--|
| Building | Culls Farm | | Comments | Presumed rope seals / flash guards. No isolation cert. / electrician present at time of survey. | | |  |
| Floor | Ground Floor | | | | | | |
| Location | 019 - Compressor room | | Item Description | Electrics | | Recommendations | |
| Sample No. | Presumed | | Extent | 1m2 | | D | |
| Product Type | 2 | Asbestos insulating board, millboards, gaskets & ropes etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | |
| Asbestos Type | 3 | Crocidolite | Maintenance Activity | 0 | Minor Disturbance | | |
| Risk Assessment Category | | | | | | | |

| | | | | | | | |
|--------------------------|----------------|--|------------------------|----------------------|---------------------------|-----------------|---|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | External | | | | | | |
| Location | 001 - External | | Item Description | Corrugated sheeting | | Recommendations | |
| Sample No. | 012 | | Extent | Approx. 1400m2 total | | D | |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | |
| Asbestos Type | 1 | Chrysotile | Maintenance Activity | 0 | Minor Disturbance | | |
| Risk Assessment Category | | | | | | | |


| | | | | | |
|--|--------------------------------------|--------------------------|---------------------------------------|-----------|--------------------------------------|
| Survey Date: | SAS 6541 | Surveyor: Josh Hazelwood | Refurbishment & Demolition | | |
| <p align="center">Culls Farm Dean Street East Farleigh Maidstone ME15 0PS</p> | <h2><u>Schedule of Findings</u></h2> | | Hazard Risk Assessment Summary | | |
| | | | A | 19-24 | High potential to release fibres |
| | | | B | 13-18 | Medium potential to release fibres |
| | | | C | 9-12 | Low potential to release fibres |
| | | | D | 8 or less | Very low potential to release fibres |
| E | 0 | No asbestos detected | | | |


| | | | | | | | |
|-------------------|----------------|--|------------------------|----------------------|---------------------------|---|--------------------------|
| Building | Culls Farm | | Comments | No comments. | |  | |
| Floor | External | | | | | | |
| Location | 001 - External | | Item Description | Corrugated sheeting | | | Recommendations |
| Sample No. | 013 | | Extent | Approx. 1400m2 total | | | Remove |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | Risk Assessment Category |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | D |
| Asbestos Type | 1 | Chrysotile | Maintenance Activity | 0 | Minor Disturbance | | |

| | | | | | | | |
|-------------------|----------------|--|------------------------|----------------------|---------------------------|--|--------------------------|
| Building | Culls Farm | | Comments | No comments. | |  | |
| Floor | External | | | | | | |
| Location | 001 - External | | Item Description | Corrugated sheeting | | | Recommendations |
| Sample No. | 014 | | Extent | Approx. 1400m2 total | | | Remove |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | Risk Assessment Category |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | D |
| Asbestos Type | 1 | Chrysotile | Maintenance Activity | 0 | Minor Disturbance | | |

| | | | | | | | |
|-------------------|----------------|--|------------------------|-----------------|---------------------------|---|--------------------------|
| Building | Culls Farm | | Comments | No comments. | |  | |
| Floor | External | | | | | | |
| Location | 001 - External | | Item Description | Rainwater goods | | | Recommendations |
| Sample No. | 015 | | Extent | 50m | | | Remove |
| Product Type | 1 | AC, asbestos reinforced composites etc. | Activity | 0 | Rare disturbance activity | | |
| Condition | 1 | Low damage | Accessibility | 0 | Usually inaccessible | | Risk Assessment Category |
| Surface Treatment | 1 | Enclosed sprays and lagging, asbestos insulating board, asbestos cement etc. | Potential for exposure | 0 | Very low | | D |
| Asbestos Type | 1 | Chrysotile | Maintenance Activity | 0 | Minor Disturbance | | |

| | | | | | |
|---|--------------------------------------|--------------------------|---------------------------------------|-----------|--------------------------------------|
| Survey Date: | SAS 6541 | Surveyor: Josh Hazelwood | Refurbishment & Demolition | | |
| <p style="text-align: center;">Culls Farm Dean Street East Farleigh Maidstone ME15 0PS</p> | <h1><u>Schedule of Findings</u></h1> | | Hazard Risk Assessment Summary | | |
| | | | A | 19-24 | High potential to release fibres |
| | | | B | 13-18 | Medium potential to release fibres |
| | | | C | 9-12 | Low potential to release fibres |
| | | | D | 8 or less | Very low potential to release fibres |
| | | | E | 0 | No asbestos detected |

| | | | | | | | |
|-------------------|----------------|-----|------------------------|-----------------|-----|-----------------|---|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | External | | Item Description | Render to walls | | Recommendations | |
| Location | 002 - External | | Extent | 120m2 | | | |
| Sample No. | 016 | | Activity | 0 | N/A | E | |
| Product Type | 0 | N/A | Accessibility | 0 | N/A | | |
| Condition | 0 | N/A | Potential for exposure | 0 | N/A | | |
| Surface Treatment | 0 | N/A | Maintenance Activity | 0 | N/A | | |
| Asbestos Type | 0 | N/A | | | | | |

| | | | | | | | |
|-------------------|----------------|-----|------------------------|-----------------|-----|-----------------|--|
| Building | Culls Farm | | Comments | No comments. | | |  |
| Floor | External | | Item Description | Render to walls | | Recommendations | |
| Location | 003 - External | | Extent | 160m2 | | | |
| Sample No. | 017 | | Activity | 0 | N/A | E | |
| Product Type | 0 | N/A | Accessibility | 0 | N/A | | |
| Condition | 0 | N/A | Potential for exposure | 0 | N/A | | |
| Surface Treatment | 0 | N/A | Maintenance Activity | 0 | N/A | | |
| Asbestos Type | 0 | N/A | | | | | |



4026

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Analysis Report No: 027169BC

Client Reference: SAS 6541

No of Samples: 17

Report Date: 07/08/2023

Sampled By: Customer

Analyst Name: PE

Date Samples Taken: 02/08/2023

Date Samples Received: 04/08/2023

Date of Analysis: 07/08/2023

| | |
|----------------------|---|
| CLIENT: | SL Environmental Ltd - |
| ADDRESS: | Blue Chalet Industrial Park, West Kingsdown, Sevenoaks TN15 6BQ |
| SITE ADDRESS: | Culls Farm, Dean Street, Maidstone, ME15 0PS |

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using HFS Environmental Ltd 'in house' method of transmitted / polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.

The following are outside the scope of our UKAS Accreditation:

Quantitative fibre content (Guidance on the percentages of asbestos used in various products is available in HSG264) Sample Locations/Details supplied by the client. (HFS do not accept any responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties) Material Type/Description. Any Interpretations or Opinions expressed in this Test Report Samples are retained for not less than 6 months from date of analysis unless specifically requested otherwise. This report relates only to the samples tested. This report may not be reproduced without prior approval of the laboratory.

| SAMPLE NO. | LAB REF No. | SAMPLE LOCATION & DESCRIPTION | SAMPLE TYPE | ASBESTOS FIBRE TYPES |
|------------|-------------|--------------------------------------|---------------------------|-----------------------|
| S-01 | SA098900 | Internal Wall Panels/Ground/Car Wash | Asbestos Cement | Chrysotile |
| S-02 | SA098901 | Roof Sheeting/Ground/Car Wash | Asbestos Cement | Chrysotile |
| S-03 | SA098902 | Internal Wall Panels/Ground/MOT Area | Asbestos Cement | Chrysotile |
| S-04 | SA098903 | Roof Sheeting/Ground/MOT Area | Asbestos Cement | Chrysotile |
| S-05 | SA098904 | Flue Seal/Ground/MOT Area | Insulation | Asbestos not detected |
| S-06 | SA098905 | Sink Pad/Ground/Office | Bitumen | Asbestos not detected |
| S-07 | SA098906 | Roof Sheeting/Ground/WC | Asbestos Cement | Chrysotile |
| S-08 | SA098907 | Textured Coating to Walls/Ground/WC | Textured Coating | Asbestos not detected |
| S-09 | SA098908 | Wall Panels/Ground/WC | Asbestos Insulating Board | Amosite |
| S-10 | SA098909 | Roof Sheeting/Ground/Body Repair | Asbestos Cement | Chrysotile |
| S-11 | SA098910 | Floor Tiles/Ground/Stores | Floor Tile | Asbestos not detected |
| S-12 | SA098911 | Corrugated Sheeting/External | Asbestos Cement | Chrysotile |
| S-13 | SA098912 | Corrugated Sheeting/External | Asbestos Cement | Chrysotile |
| S-14 | SA098913 | Corrugated Sheeting/External | Asbestos Cement | Chrysotile |
| S-15 | SA098914 | Rainwater Goods/External | Asbestos Cement | Chrysotile |

• **NADIS** = No Asbestos Detected In Sample

• **Three Common Asbestos Fibre Types:** Crocidolite = Blue Asbestos; Amosite = Brown Asbestos; Chrysotile = White Asbestos

• **Three Uncommon Asbestos Fibre Types:** Actinolite; Tremolite and Anthophyllite

Authorised Signatory:

Position: Laboratory Analyst

Print Name: Peter Everard

TSP002

HFS Environmental Ltd,
1 North Street, Bromley, Kent BR1 1RB
Tel: 0208 460 7760
Email lab@hfsenvironmental.co.uk

Revision:N
Date:03.11.2021



4026

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Analysis Report No: 027169BC

Report Date: 07/08/2023

Date Samples Taken: 02/08/2023

Client Reference: SAS 6541

Sampled By: Customer

Date Samples Received: 04/08/2023

No of Samples: 17

Analyst Name: PE

Date of Analysis: 07/08/2023

| | |
|----------------------|---|
| CLIENT: | SL Environmental Ltd - |
| ADDRESS: | Blue Chalet Industrial Park, West Kingsdown, Sevenoaks TN15 6BQ |
| SITE ADDRESS: | Culls Farm, Dean Street, Maidstone, ME15 0PS |

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using HFS Environmental Ltd 'in house' method of transmitted / polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.

The following are outside the scope of our UKAS Accreditation:

Quantitative fibre content (Guidance on the percentages of asbestos used in various products is available in HSG264) Sample Locations/Details supplied by the client. (HFS do not accept any responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties) Material Type/Description. Any Interpretations or Opinions expressed in this Test Report Samples are retained for not less than 6 months from date of analysis unless specifically requested otherwise. This report relates only to the samples tested. This report may not be reproduced without prior approval of the laboratory.

| SAMPLE NO. | LAB REF No. | SAMPLE LOCATION & DESCRIPTION | SAMPLE TYPE | ASBESTOS FIBRE TYPES |
|----------------------|-------------|-------------------------------|---------------|-----------------------|
| S-16 | SA098915 | Render to Walls/External | Vinyl Plastic | Asbestos not detected |
| S-17 | SA098916 | Render to Walls/External | Vinyl Plastic | Asbestos not detected |
| End of report | | | | |

• **NADIS** = No Asbestos Detected In Sample

• **Three Common Asbestos Fibre Types:** Crocidolite = Blue Asbestos; Amosite = Brown Asbestos; Chrysotile = White Asbestos

• **Three Uncommon Asbestos Fibre Types:** Actinolite; Tremolite and Anthophyllite

Authorised Signatory:

Position: Laboratory Analyst

Print Name: Peter Everard

Section 8: Health and Safety Statement

8.1 Health and Safety Statement

SL Environmental Ltd. Staff are competent in Health & Safety Legislation. Surveyors have all completed the BOHS P402 'Building Surveys and Bulk Sampling for Asbestos'.

All Staff attend regular refresher courses and are also required to comply with SL Environmental Ltd's Company Health and Safety Policy. Inexperienced and trainee Staff are always accompanied by an experienced surveyor.

A competent member of staff, prior to the survey commencing, carries out Risk Assessments. The Risk Assessment includes all the Common Hazards and those specific to the site as highlighted by the owner of the premises.

8.2 Common Hazards

The most common site hazards encountered when performing a survey are:

- Working at height
- Confined spaces
- Elevated temperatures
- Chemical hazards
- Electrical hazards
- Biological hazards
- Noise hazards

8.2.1 Working at Height

No high level sampling is undertaken unless adequate access equipment is available, which may include the use of mobile tower, 'cherry pickers' or scaffold platforms. All staff will be fully trained prior to using such equipment.

Where extension ladders are used the ladder is secured either by ties or with the assistance of an additional member of staff.

8.2.2 Confined Spaces

No confined spaces were entered during the survey unless specifically requested by the Client. Survey Staff are trained to recognise the different types of confined space, which may give rise to hazardous conditions. Entry to confined spaces is only carried out when the appropriate equipment is in place as required by the **Confined Spaces Regulations**.

8.2.3 Chemical hazards

Chemical hazards are normally site specific and it will be the responsibility of the owner to ensure that the survey team are fully aware of the hazards and the procedures needed to protect themselves.

8.2.4 Electrical Hazards

Sampling will not normally disturb electrical installations without the presence and supervision of a qualified electrician. Storage heaters fuse boxes and electrical wiring will only be sampled when a competent electrician has isolated the equipment.

8.2.5 Biological Hazards

Microbiological hazards are relatively rare but may be found during surveys, for example, due to Weill's disease or Leptospirosis from stagnant water in a basement contaminated with rat's urine.

8.2.6 Noise Hazards

Where a surveyor's exposure to noise is liable to be at or above the lower exposure action value or peak of and in accordance with the Control of Noise at Work Regulations, a suitable and sufficient assessment of the risk to their health and safety from that noise shall be undertaken. The assessment shall identify those measures which need to be taken to minimise the risk including the provision and use of suitable hearing protection as required.

8.2.7 Lift Plant Room

Lift rooms will not be entered unless specifically requested by the Client. A competent lift engineer must accompany the surveying team at all times during inspection.

8.3 Personal Protective Equipment (PPE)

Surveyors will normally wear CE (Type) 5/6 standard overalls during sampling or when entering contaminated areas.

8.4 Respiratory Protective Equipment (RPE)

All Surveyors are issued with ori-nasal Half Masks and Full face with positive pressure masks if required. Surveyors will have received proper training in *selection, use and maintenance of respiratory protective equipment* in accordance with HS (G) 53.

Where an area is suspected to be heavily contaminated a laboratory may be used to carry out air reassurance tests prior to the survey-taking place. This is carried out to establish if there is an unacceptable exposure level in the areas where the survey team would be expected to visit.

Section 9: Glossary of Terms

Definitions - Samples, Assessments and Recommendations

Samples

The levels of identification of samples recorded within the survey are as follows:

- 1) **Sample** taken on site by the Surveyor and analysed by the laboratory.
- 2) **Extrapolated (X)** from a visually similar Suspect asbestos item that has been analysed. In this case the sample will be classified as being 'Strongly Presumed' asbestos. Extrapolated samples are not indicated on the plans with unique numbers but are shown in relation to the Key only.
- 3) **Presumed** to be asbestos. This will normally be because the item could not be sampled due to excessive height (such as soffits), was located in an occupied area, or located in an area whereby sampling may have presented a risk to the Surveyor.
- 4) **Known** to be asbestos. This will normally be because an ACM has previously been sampled and identified as asbestos. Asbestos samples taken historically by either SL Environmental Ltd. or a third party, will have been sampled and analysed in accordance with the relevant standards prevalent at that time and may not be subsequently included under the methods or accreditation set out within this report. SL Environmental Ltd. cannot verify the accuracy of any samples taken and analysed by a third party.

Assessments

Two types of assessment may be carried out, a Material Assessment and a Priority Assessment. Generally it is not a requirement of Refurbishment and Demolition surveys to assess the condition of material, due to the fact that the material is most likely to be removed. However there is a possibility that materials may be managed for a period of time (Longer than 3 months) before removal and to assist with this SL Environmental Ltd. have completed Material Assessments within this report.

Should items remain in situ then the priority must be established by carrying out a priority assessment which requires a detailed knowledge of the property. The responsibility for this lies with the duty holder, although SL Environmental Ltd. can assist with the provision of information or generic assessments where agreed. Further details of these are given in Appendix 2.

More information on assessments can be found within the Category Explanation section towards the rear of this report.

Recommendations

The recommendations given within this report are categorised as follows:

MANAGE

Where asbestos is left in situ **there is a duty to formulate and implement a Management Plan** to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this policy are (from L127):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

(The monitoring and labelling of asbestos is discussed overleaf and is based on 'A comprehensive guide to managing asbestos in premises' HSG 227)

SL Environmental Ltd. can provide a suitable Management Plan to accompany any asbestos register / survey on request.

Monitoring

The condition of ACMs should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than 12 months.

Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris.

Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

Labelling

A decision is required on whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective.

Labelling ACMs should not be solely relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

Most ACMs can be marked with an asbestos warning label similar to that shown to the right.

It may not always be prudent or practical to label all installations of asbestos; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

SL Environmental Ltd. can provide labels or a labelling service on request.



ENCAPSULATE & MANAGE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or minor repair work may include the following:

Asbestos insulating board can be treated with an elastomeric paint.

Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.

Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-asbestos plaster and if necessary wrapped with calico.

Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

The following points on sealant materials used in the encapsulation/repair of an installation should be noted:

- 1) The sealant must be adequately fire-rated / resistant to any generated heat.
- 2) The sealant must not cause delamination of the product because of the weight increase.
- 3) If impermeable paint is used, back painting is required.

We recommend that sealing or painting of damaged insulating board, insulation or coatings should be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment / maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within *HSG 189/2 Working with Asbestos Cement*. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Works with licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulation board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised decontamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/decontamination should be followed and does not represent a Scope/Specification of Works.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the Scope and Specification of Works. If used, enclosures will normally be constructed from polythene and contain:

- Filtered negative pressure units to create air-flow and to filter out air-borne asbestos particles.
- Airlocks for safe access/egress from the work area.
- Baglocks for the safe removal of bagged up asbestos waste.

The asbestos item itself may be treated by a suppressant (damping) system prior to removal, with finer amounts of generated waste being removed by HEPA-filtered H-type vacuum cleaners.

Decontamination units (DCUs) provide the means to effectively decontaminate operatives involved in the asbestos removal process. DCUs normally consist of a clean and dirty end, with a middle section providing showering. Airflow and wastewater within the unit are filtered.

Removal of non-asbestos materials, which are located close to the asbestos source and which are either fibrous or porous by their nature, such as Machine Made Mineral Fibre (MMMMF) ceiling tiles or MMMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works.

Four-stage clearance involving air monitoring and visual inspections of the affected work area will be required; such procedures should be carried out in accordance to *HSG 248 - Asbestos: The analyst's guide for sampling, analysis and clearance procedures*.

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

SL Environmental Ltd. can provide specification and procurement of asbestos remediation and asbestos removal work and offer full site monitoring, providing a full audit trail from beginning to end.

Works with Notifiable, Non-Licensable ACM

As of 6 April 2012, work with certain ACM will be classed as Notifiable, Non-Licensed Work (NNLW), depending on material type and work being carried out and the likely hood of fibre release. This work will require notification to the relevant enforcing authority (no minimum notification period); training and medical examinations for staff carrying out the work and health registers kept for this staff if the work is being carried out by non-licensed operatives.

Works on or removal of such materials should be carried out following the guidelines of the HSE within *HSG 210 Asbestos Task Manual*. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

SL Environmental Ltd. can assist in assessing the material regarding its category from the three listed above should the need for disturbance or removal of the ACM arise.

SPECIFIC

Specific recommendations may include such options as placing a physical barrier to prevent the accidental disturbance of the ACM, or enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

- 1) Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat.
- 2) An assessment should be made whether access is required to the enclosure for maintenance or repairs.

If the ACM is asbestos insulation, asbestos coating or asbestos insulation board and the enclosure of it is likely to cause disturbance, then the work should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Further Investigation may be recorded if the results of sample analysis are inconclusive.

Where a presumed asbestos item is in good condition (and sealed) it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.

Where a presumed asbestos item is in poor condition (and/or unsealed) and requires attention, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.

Please note that should the Recommendations highlighted anywhere within this report not prove practical to the Client - then SL Environmental Ltd. may be able to provide suitable alternatives.

SL Environmental Ltd







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| | |
|------------------------|--|
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|------------------------|--|

| | |
|----------------------|---|
| Site Details: | Culls Farm Dean Street East Farleigh Maidstone ME15 0PS |
|----------------------|---|

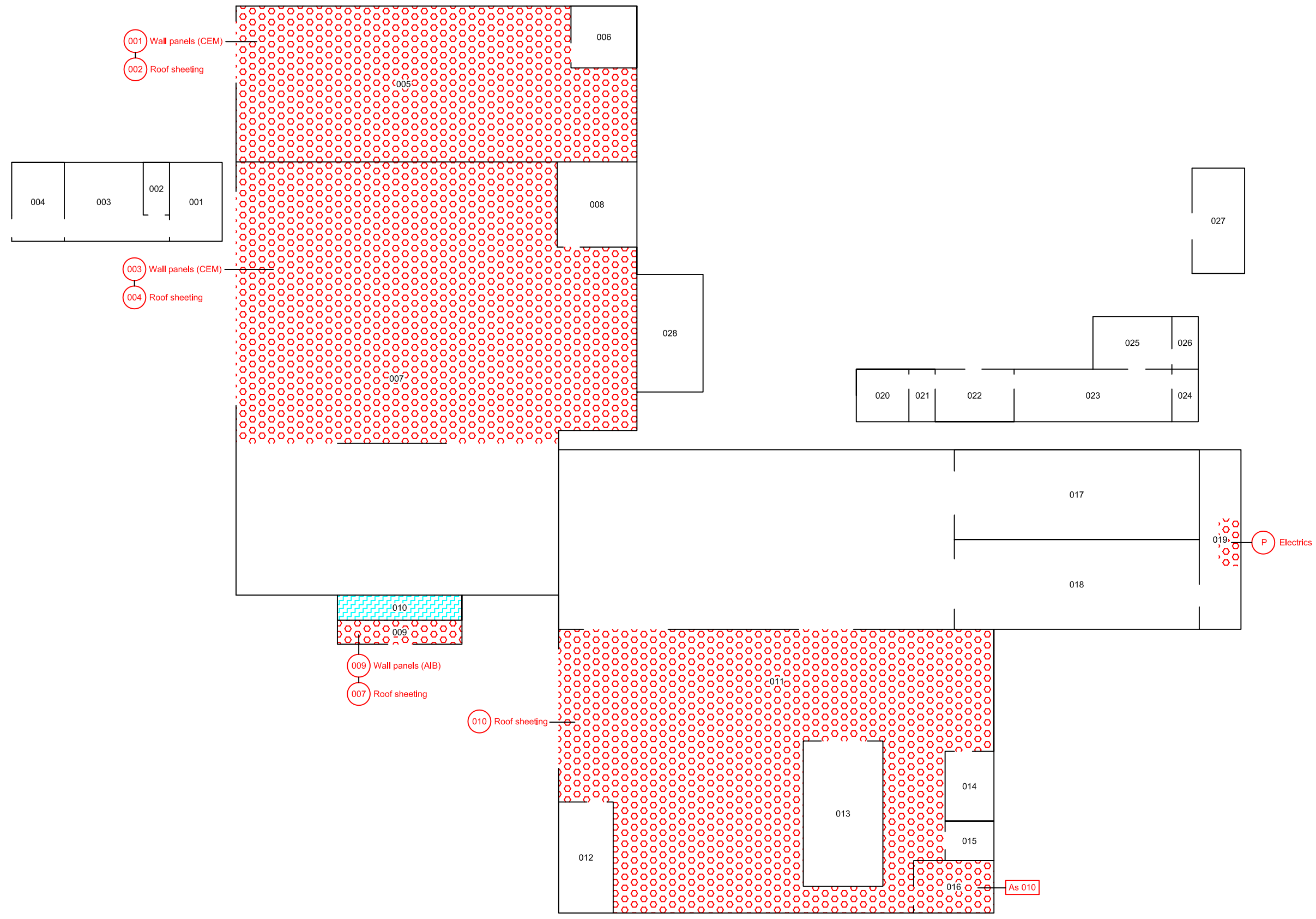
Notes:

Key

| | |
|---|------------------------|
|  | Asbestos detected |
|  | Limited access gained |
|  | No access gained |
|  | Area out of scope |
|  | Positive sample points |
|  | Extrapolated samples |

| | |
|----------------|--------------|
| Project Number | SAS 6541 |
| Building | Culls Farm |
| Floor | Ground Floor |
| Page | 1 of 2 |
| Drawn By | JH |
| Issue | 1 |

This is a floor plan diagram, **NOT TO SCALE**.
 All sections of this report should be read in conjunction with this floor plan.
 Caveats apply. **V1.1**



SL Environmental Ltd







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Site Details: Culls Farm
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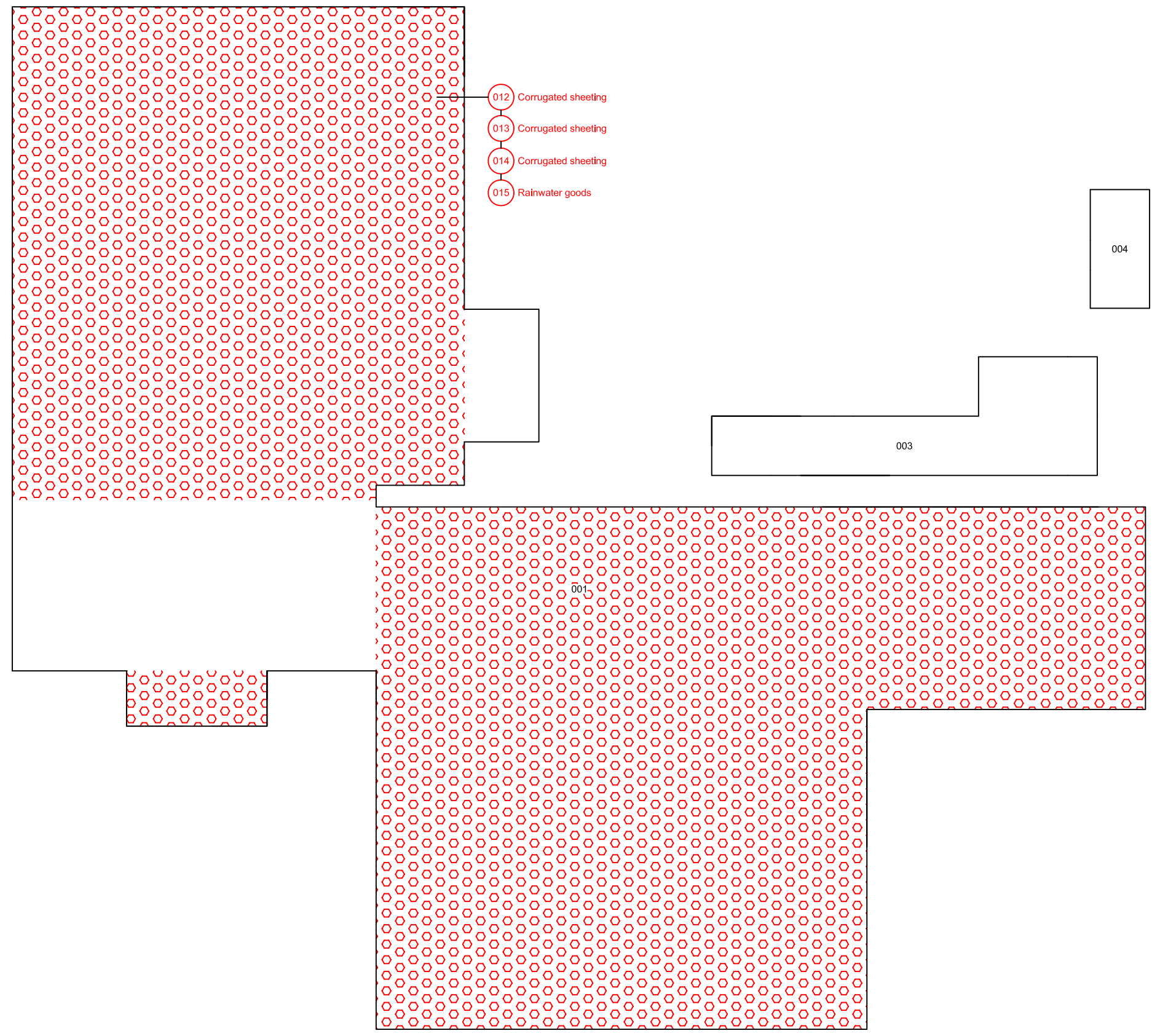
Notes:

Key

-  Asbestos detected
-  Limited access gained
-  No access gained
-  Area out of scope
-  Positive sample points
-  Extrapolated samples

| | |
|----------------|------------|
| Project Number | SAS 6541 |
| Building | Culls Farm |
| Floor | External |
| Page | 2 of 2 |
| Drawn By | JH |
| Issue | 1 |

This is a floor plan diagram, **NOT TO SCALE**.
All sections of this report should be read in conjunction with this floor plan.
Caveats apply. **V1.1**



002

004

003

- 012 Corrugated sheeting
- 013 Corrugated sheeting
- 014 Corrugated sheeting
- 015 Rainwater goods

001