



Armco
Asbestos Surveys

TECHNICAL REPORT

**Occupational Hygiene
Health & Safety**

Armco Asbestos Consultants Ltd

Bury Business Centre

Kay Street

Bury

BL9 6BU

Tel 0161 763 3727 Email: info@armco.org.uk

PROPERTY ADDRESS: 25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ



REPORT TYPE: Asbestos Refurbishment/Demolition Survey

REPORT NUMBER: B-21809

REPORT DATE: 25/07/2024

WORK CONDUCTED BY: Steve Brown

Manchester
0161 763 3727



Birmingham
0121 296 7687



Leeds
0113 457 1234



Edinburgh
0131 285 1434

Liverpool
0151 363 2610



London
0203 793 3078

Contents

SECTION 1	3
INTRODUCTION	3
1.1 Executive Summary	3
1.2 Report Format	4
1.3 Asbestos Materials in Buildings	5
1.4 Legislation & Codes of Practice	7
1.5 Methods of Bulk Sample Analysis	9
1.6 Health & Safety Statement	10
1.7 Types of Survey Method	11
SECTION 2	12
SURVEY	12
2.1 Survey Remit	12
2.2 Survey Objective	12
2.3 Limitations	12
2.4 Description of Site	13
2.5 Background Information	13
2.6 Access	13
2.7 Findings – Asbestos	14
2.8 Findings – Non-Asbestos	15
2.9 Summary & Recommendations	22
SECTION 3	23
RISK ASSESSMENT SHEETS & SAMPLE LOCATION PHOTOGRAPHS	23
3.1 Risk Assessment Format	23
3.2 Material Assessment	24
3.3 Priority Assessment	26
3.4 Risk Categories	28
3.5 Risk Assessment Sheets	29
SECTION 4	31
PLANS	31
SECTION 5	32
5.1 Certificate of Analysis	32
5.2 Terms and Abbreviations	34
SECTION 6	35
QUALITY ASSURANCE & DISCLAIMER	35
6.1 Quality Assurance Statement	35
6.2 Disclaimer	36

SECTION 1

INTRODUCTION

1.1 Executive Summary

No Access Areas

All areas were accessed.

The following Asbestos containing materials (ACM's) were found.

25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ					
Reference Number Sample Number	Location	Material Type Quantity	Asbestos Type	Priority Risk Score	Comments / Recommendations
674921 S004	1st Floor Bathroom R004 Floor	Vinyl Products 12m ²	Chrysotile	5	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
674956 As Sample S004	Ground Floor Pantry R006 Floor	Vinyl Products 3m ²	Chrysotile	5	Remove Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.

1.2 Report Format

We were asked by Fantasma Investments to carry out a Refurbishment/Demolition (HSG264) Asbestos Survey of 25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ.

The survey was carried out on 18/07/2024.

All individually referenced samples were analysed by a UKAS Accredited laboratory where they are cross-referenced with survey details and catalogued for storage. Analysis is carried out by qualified analysts in accordance with **ISO17025** [*Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM)*; (June 1994)]. Product 'make-up' is reported in both asbestos free and asbestos containing products. For asbestos containing products the estimated percentage of asbestos, type (amosite, chrysotile, crocidolite) and binder is reported. The results are reported in the form of certificates of analysis held in **Section 5** of this report. Non-asbestos materials are reported based on visual assessment if analysis results in no asbestos detected (NAD).

Photography has been carried out to assist in the location of sample sites. Only those samples identified, strongly presumed or presumed as containing asbestos are documented photographically in **Section 3** of this report. It should be noted that photographs do not always show sample point. **Section 3** also serves as a recording system for the risk assessment.

1.3 Asbestos Materials in Buildings

- 1.3.1 Sprayed coatings applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly Amosite, but Crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork.

It is a friable material and is likely to release fibers, especially *if* disturbed during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibers.

- 1.3.2 Thermal insulation to boilers, vessels, pipe-work, Valves, pumps etc. also known as lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 to 100% asbestos. The likelihood of fiber release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

- 1.3.3 Asbestos insulating boards usually contain between 15 to 40% Amosite (brown) asbestos, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibers as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fiber.

- 1.3.4 Asbestos cement products generally contain 10 to 15% of asbestos fiber bound in a matrix of Portland cement or autoclaved calcium silicate. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibers in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

- 1.3.5 Ropes, yarns and cloths are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as packing, caulking or gasket materials where thermal or fire protection was required. The risk of fiber release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may release fibers when in use especially if damaged or frayed.

- 1.3.6 Millboard, paper and paper products are usually high in asbestos content, approaching 100%, and all three types of asbestos have been used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation, asbestos paper has been used as fire proofing to wood fiber panels. These materials are not well bonded and will release asbestos fibers if subject to abrasion and wear.
- 1.3.7 Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the end of their useful life.
- 1.3.8 Reinforced plastics and floor tiles may contain asbestos either bound in the matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the end of their useful life.
- 1.3.9 Textured coatings and paints may contain small amounts of asbestos i.e. Aertex. Non-wet table materials containing asbestos should not be removed without taking special precautions. Mastics, sealants, putties and adhesives may contain small amounts of asbestos. The only possible risk is from sanding of the hardened material, when appropriate precautions should be taken (full condition removal).

1.4 Legislation & Codes of Practice

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012). The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974, is to minimise worker's exposure to asbestos fibre within the work place.

This is further addressed under the Management of Health & Safety at Work Regulations 1999, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his/her workforce.

Approved Codes of Practices' and a number of guidance notes have been produced by the Health and Safety Executive so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

The substantial majority of projects which involve work with asbestos spray coating, thermal insulation materials and asbestos insulating boards, require the contractor or persons carrying out the works to be licensed under The Control of Asbestos Regulations 2012, now covered in the Approved Code of Practice and Guidance L143 (Work with materials containing asbestos: Control of Asbestos Regulations 2012).

There is no legal requirement to remove any asbestos material, which continues to perform the function for which it is installed. However, it is recommended that any material in poor condition should be removed or sealed appropriately.

The principal statutory and regulatory requirements are:-

Asbestos Specific Legislation

- a) The Control of Asbestos Regulations (2012)

Approved Codes of Practice and Guidance Documents

- a) The Control of Asbestos Regulations 2012. Approved Code of Practice 'Work with Containing asbestos' L143.
- b) The Management of asbestos in non-domestic premises Approved Code of Practice L127
- c) HSG 227 A comprehensive guide to managing asbestos in premises
- d) Department of Environment Waste Management Paper No. 18 'Asbestos Waste. Memorandum on arising and disposal, including a Code of Practice'
- e) HSG 248 Asbestos: The analysts guide for sampling, analysis and clearance testing Appendix 1 WHO counting method 1997)
- f) HSG 247 'The licensed contractors Guide'
- g) EH57 'The problems of asbestos removal at high temperatures' (1992)
- h) HS (G) 53 'Respiratory protective equipment: a practical guide for users'
- i) Monograph - 'Respiratory Protective Equipment: Legislative requirements and lists of HSE Standards and type approved equipment'
- j) HSG 189/2 'Working with asbestos cement' (1999)
- k) HSG264 Asbestos 'The Survey Guide'

General Statutory Requirements

- a) The Health and Safety at Work etc. Act (1974)
- b) The Management of Health and Safety at Work (1999)
- c) The Hazardous Waste Regulations (England & Wales 2005)
- d) The Special Waste Amendment (Scotland) Regulations 2004
- e) The Carriage of Dangerous Goods (classification, packaging and labelling) and use of Transportable Pressure Receptacles Regulations (1996)
- f) The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations (2004)
- g) The Personal Protective Equipment at Work Regulations (1992) as amended
- h) The Workplace (Health, Safety and Welfare) Regulations (1992)
- i) Construction (Design and Management) Regulations (2007)
- j) Environmental Protection Act Part 1 (1990), (Duty of Care)
- k) Control of Substances Hazardous to Health (COSHH) 2004

1.5 Methods of Bulk Sample Analysis

All samples will be analysed by UKAS Accredited laboratory.

Analysis of the samples will be carried out using methods as described in the Testing Laboratory Document. All techniques used will be in strict accordance with ISO 17025, titled "Asbestos in Bulk Materials". A polarized light microscope (PLM) will be used for sample identification.

Identification of asbestos fibre will be based on the following analytical procedure:

A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any). Where possible, a representative sub-sample treatment may be taken at this stage. Sample treatment is undertaken (if required) to release or isolate fibres. A detailed and thorough search under the microscope is made to classify the fibre types present.

Representative fibres are mounted in appropriate RI liquids on microscope slides;

The different fibrous components are identified using PLM.

1.6 Health & Safety Statement

All sampling will be undertaken with care to ensure that possible nuisance and potential risk to health of site visitors are reduced to minimum levels. The surveyor has five years site surveying experience

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low a level as is reasonably practicable, an assessment in respect of likely dust release will dictate the need for precautionary measures. These may include:

- ▢ Use of personal protective equipment.
- ▢ Isolation of the sampling area.
- ▢ Wetting of material to suppress dust release.
- ▢ Appropriate cleaning process.

After sampling any broken material with potential to cause, airborne dust will be sealed, and any remaining dust or debris will be removed by wet wiping or by using an approved 'Type H' vacuum cleaner.

Immediately after collection, samples will be double sealed in suitable containers, which will not release dust when subsequently handled.

Any disposable material used in sampling, or dust created while sampling, will be treated as contaminated by asbestos.

Sampling will not impair the structural integrity of the building or plant.

Air monitoring may be appropriate in certain sampling situations for reassurance purposes.

All high-level location sampling that requires the use of an extension ladder will only be undertaken when the ladder base has been securely fixed either by ties or by additional staff.

1.7 Types of Survey Method

Refurbishment and Development:

Full Access Sampling and Identification Survey

This type of survey will be conducted prior to any major refurbishment or Demolition works and will continue from type two. This will require full access to all areas, fixtures and fittings could be damaged and it is best taken out when the premises are unoccupied. Again, the survey will be conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Where the surveyor suspects a material to contain asbestos, a sample will be taken for analysis. The samples taken will be chosen as being representative of the material under investigation. Therefore, visually similar areas should be regarded as being of uniform composition.

Samples will be taken using a sharp knife, a cork borer or hand drill and will be collected in self-seal plastic bags. The sample reference number will be recorded on the sample bag. Where appropriate, a label will be left on the site adjacent to the sample location. This label indicates the sample number for cross-reference with the report.

Photographs will be taken at every sampling location to confirm site details.

The object of carrying out sampling is to identify the nature and extent of any visible asbestos-bearing material and where necessary air testing may be carried out to determine airborne repairable fibre levels.

If an area cannot be accessed, then it is presumed to contain asbestos.

SECTION 2

SURVEY

2.1 Survey Remit

To conduct a standard sampling, identification, and assessment survey of the property in order to ascertain the presence of any unknown ACMs. Sampling of suspected ACMs was to be undertaken simultaneously with the survey. If a material is sampled and found to contain asbestos (or previous available analysis) assumptions may be made as to the asbestos content of similar homogenous materials. The survey was to be as intrusive as possible without causing harm or damage to the decoration and demeanour of the property.

2.2 Survey Objective

- ▢ to carry out a survey to ascertain the presence of asbestos based materials
- ▢ to provide a basis for an asbestos register/ management system for 25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ.
- ▢ to highlight areas of concern and specifically those requiring urgent attention
- ▢ to include a risk assessment for each individual sample or inspection item
- ▢ to remove random sections of existing insulation for examination throughout the survey
- ▢ The survey will, as far as practicable, locate and record any presumed or known ACMs in the building - the location, extent, product type, asbestos type, accessibility, condition and surface treatment were recorded at survey and that information is contained in this report.

2.3 Limitations

We have made every effort to locate all known and suspected ACMs, however, we cannot guarantee that all ACMs have been located. The fabric of the building may well conceal the location of some ACMs. Some ACMs may well be discovered during maintenance, refurbishment work or demolition. Asbestos residue to pipework or plant insulated with non-asbestos products remains a possibility.

It should be noted that all fire doors, shutters and electrical switch boxes within the building might contain asbestos materials. Similarly, any old electrical installations or appliances will probably contain asbestos textiles as flash guards and insulation.

2.4 Description of Site

Terraced houses.

2.5 Background Information

This is a Refurbishment/Demolition Survey (HSG264).

This report will provide Samuel Shaw with the basis *to comply* with all current and impending legislation concerning asbestos containing materials.

A Refurbishment/Demolition (HSG264) Asbestos Survey was carried out under limited occupation conditions.

2.6 Access

All areas were accessed.

2.7 Findings – Asbestos

25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ								
Reference Number Sample Number	Location	Material Type & Quantity	Asbestos Type	Extent of Damage / Deterioration	Surface Treatment	Accessibility	Material Risk Score	Priority Risk Score
674921 S004	1st Floor Bathroom R004 Floor	Vinyl Products 12m ²	Chrysotile	1	0	1	3	5
674956 As Sample S004	Ground Floor Pantry R006 Floor	Vinyl Products 3m ²	Chrysotile	1	0	1	3	5

Material Scores above 10 have high potential to release fibres

2.8 Findings – Non-Asbestos

25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ				
Floor Level	Room Number	Location	Item / Materials	Photo
External	R001	External	Rainwater goods: Plastic / No Suspect Material Roof: Slate / No Suspect Material Walls: Brick / No Suspect Material Window & Doors: Timber / No Suspect Material	
External	R001	External - Windows	Windows / Mastic (S001 - No Asbestos Detected) - Putty to the windows	
External	R001	External - Windows	Windows / Mastic (S002 - No Asbestos Detected) - Mastic to the window frames	
1st Floor	R002	Bedroom	Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Floor: Carpet / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	

***If in doubt as to the presence of asbestos in materials not covered in this report.
Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non-Asbestos

1st Floor	R002	Bedroom - Floor	Floor / Vinyl Products (S003 - No Asbestos Detected) - Linoleum below the carpet	
1st Floor	R003	Landing	Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Electrics / No Suspect Material Floor: Carpet / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	
1st Floor	R004	Bathroom	Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Floor void / No Suspect Material Floor: Carpet / No Suspect Material Sanitaryware / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	

If in doubt as to the presence of asbestos in materials not covered in this report. Such materials should be treated as asbestos until further investigation is carried out.

2.8 Findings – Non-Asbestos

Ground Floor	R005	Kitchen	Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Floor: Carpet / No Suspect Material Modern sink / No Suspect Material Walls: Plastered masonry / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	
Ground Floor	R005	Kitchen - Floor	Floor / Vinyl Products (S005 - No Asbestos Detected) - Linoleum on stone flags	
Ground Floor	R006	Pantry	Ceiling void: Lath and plaster ceiling / No Suspect Material Door: Timber / No Suspect Material Doors: Timber / No Suspect Material Floor: Carpet / No Suspect Material Walls: Plastered masonry / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	

If in doubt as to the presence of asbestos in materials not covered in this report. Such materials should be treated as asbestos until further investigation is carried out.

2.8 Findings – Non-Asbestos

Ground Floor	R007	Living room	Ceiling void: Lath and plaster ceiling / No Suspect Material Chimney / No Suspect Material Door: Timber / No Suspect Material Floor: Carpet on concrete / No Suspect Material Walls: Plastered masonry / No Suspect Material	
1st Floor	R008	Bedroom	Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Floor void / No Suspect Material Floor: Carpet on timber / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	
1st Floor	R009	Bedroom	Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Floor void / No Suspect Material Floor: Timber / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	

If in doubt as to the presence of asbestos in materials not covered in this report. Such materials should be treated as asbestos until further investigation is carried out.

2.8 Findings – Non-Asbestos

1st Floor	R010	Bathroom	Ceiling void: Lath and plaster ceiling / No Suspect Material Floor: Carpet on timber / No Suspect Material Sanitaryware / No Suspect Material Walls: Plastered masonry, lath and plaster and hardboard partitions / No Suspect Material	
1st Floor	R011	Landing	Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Electrics / No Suspect Material Floor: Timber / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	

***If in doubt as to the presence of asbestos in materials not covered in this report.
 Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non-Asbestos

Ground Floor	R012	Kitchen	Bath and panel / No Suspect Material Ceiling void: Lath and plaster ceiling / No Suspect Material Doors: Timber / No Suspect Material Floor: Carpet / No Suspect Material Modern sink / No Suspect Material Walls: Plastered masonry / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	
Ground Floor	R012	Kitchen - Floor	Floor / Vinyl Products (S006 - No Asbestos Detected) - Yellow vinyl tiles	
Ground Floor	R012	Kitchen - Floor	Floor / Vinyl Products (S007 - No Asbestos Detected) - Black vinyl tiles	

***If in doubt as to the presence of asbestos in materials not covered in this report.
Such materials should be treated as asbestos until further investigation is carried out.***

2.8 Findings – Non-Asbestos

Ground Floor	R013	Pantry	Ceiling void: Lath and plaster ceiling / No Suspect Material Door: Timber / No Suspect Material Doors: Timber / No Suspect Material Floor: Carpet / No Suspect Material Walls: Plastered masonry / No Suspect Material Walls: Plastered masonry and lath and plaster partitions / No Suspect Material	
Ground Floor	R013	Pantry - Floor	Floor / Vinyl Products (S008 - No Asbestos Detected) - Linoleum	
Ground Floor	R014	Living room	Ceiling void: Lath and plaster ceiling / No Suspect Material Chimney / No Suspect Material Door: Timber / No Suspect Material Floor: Carpet on concrete / No Suspect Material Walls: Plastered masonry / No Suspect Material	

***If in doubt as to the presence of asbestos in materials not covered in this report.
 Such materials should be treated as asbestos until further investigation is carried out.***

2.9 Summary & Recommendations

It is important that ACM's are sealed, labelled and actively managed as a minimum as this is the thrust of the new regulations to be imposed (Control of Asbestos Regulations 2012).

If refurbishment is required, then great care must be taken when 'soft stripping' the area. A risk assessment should be drawn up which provides an adequate procedure of what to do in the event of locating unknown/suspicious materials.

If any further ACM's are discovered during refurbishment, removal and remedial works should be carried out by a licensed contractor under fully controlled conditions.

If any ACM's are to be left in the building a 'management system' should be developed that allows for the following;

- ▢ regular inspection of the materials – pre-planned and documented
- ▢ a site contact with responsibility for the system and named in the register
- ▢ staff or contractors must be aware of ACM's in their relevant work areas
- ▢ what to do in the event of locating damaged (or deteriorating) asbestos products
- ▢ a permit to work system

Areas of the building that were not accessed may contain other suspect materials. It is important that any major refurbishment, or any areas outlined for use that were previously unused, should proceed with caution. Hidden materials may still be present and any planning should account for this fact.

This survey is intended to form the basis for an asbestos register to be kept updated as various remedial works are carried out. This will ensure the register remains current, relevant and complies with all current relevant legislation concerning asbestos.

For further information or explanation, please contact the office on 0161 763 3727.

Date: 25/07/2024



Neil Hardy
Managing Director

SECTION 3

RISK ASSESSMENT SHEETS & SAMPLE LOCATION PHOTOGRAPHS

3.1 Risk Assessment Format

Each ACM, identified, known (previous analysis) strongly presumed (similar identified ACM) or presumed (knowledge based or default) is recorded on the individual risk assessment sheet. The risk sheet comprises 5 parts;

- | | | |
|---|----------------------------|---|
|  | Photograph | secondary identifier to be used in conjunction with the area plan |
|  | ACM | information on asbestos type, content, quantity and location |
|  | Material Assessment | the algorithm determines the risk associated with the material i.e. the propensity of airborne fibre release for the specific fibre type |
|  | Priority Assessment | the priority assessment bar refines the risk data associated with the material. The algorithm takes into account various human factors i.e. is the ACM likely to be damaged or disturbed by human activity and is exposure likely |
|  | Action | details minimum control measures or actions |

3.2 Material Assessment

Presumed or strongly presumed ACMs will be scored as crocidolite unless analysis of similar samples from the same building show a different asbestos type or if there is a reasoned argument that another type of asbestos was almost always used. Non-asbestos materials are not scored.

The algorithm is based on four variables. Values are assigned for each of the four parameters giving a material risk score (MRS). The higher the risk score, the greater the propensity for fibre release. The MRS will be between 2 and 12:

High Risk Materials – MRS >9

- A. Medium Risk – MRS 7-9 Inc.
- B. Low Risk – MRS 5-6 Inc.
- C. Very Low Risk – <4

The following table details the scoring system used for the material assessment:

Sample Variable	Score	Basis of Risk Score
ACM Type or ACM Type Debris	1	Encapsulated materials: Asbestos reinforced composites (plastics & resins), bitumen, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, textured coatings
	1	Asbestos cement products (chrysotile only): profiled sheets, semi-compressed flat sheet, fully compressed flat sheet, pre-formed moulded and extruded products.
	2	Asbestos boards, papers and textiles: insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper, cardboard and felt, asbestos cement products (crocidolite, amosite containing).
	3	Insulation & sprayed coating: pipe and plant lagging, pre-formed pipe and plant lagging, loose fill, acoustic, thermal, fire protection and anti-condensation sprayed coatings.
Damage & Deterioration - Condition	0	Good: No visible damage
	1	Minor damage: the item is generally in good condition although there may be scratched and impact marked surfaces, broken edges, damage around screws <i>etc.</i>
	2	Medium damage: significant breakage or the item has sustained damage to several areas revealing loose asbestos fibres.
	3	High damage: the item has sustained damage over many areas, visible asbestos debris, and falling debris. Visible asbestos debris, which may be as a result of previous work and unconnected with any current asbestos installation, is assigned 3 risk points.
Surface Treatment	0	Sealed: the ACM is well encapsulated by cloth/paint, paint, <i>etc.</i>
	1	Sealed/minor damage: the item is generally well sealed although some minor damage has caused a break in the seal. Asbestos cement products are assigned a score of 1.
	2	Poor seal: the item has sustained damage to the seal or is generally inadequately sealed. No part of the item is sealed or encapsulated; disrepair/other has rendered any seals ineffective.
	3	No seal: No part of the item is sealed or encapsulated; disrepair/other has rendered any seals ineffective.
Asbestos Type	1	Chrysotile only
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite, presumed or strongly presumed (with no evidence to the contrary)

3.3 Priority Assessment

The priority assessment algorithm incorporates the MRS and produces a more refined priority risk score (PRS) which takes into account various human factors such as occupancy, maintenance activity and the likelihood of damage or disturbance i.e. what is the likelihood of human exposure to airborne asbestos fibre. An ACM with a high MRS may, in some circumstances pose less of a risk than an ACM with low MRS

The algorithm is based on five variables. The MRS is carried over and values are assigned for four of the five parameters giving a total risk score. The higher the risk score, the greater the propensity for fibre release. The PRS will be between 2 and 24:

- A. material risk score, 2-12
- B. **Category A** - high risk of human exposure to airborne asbestos fibre –
PRS >17
- C. **Category B** - medium risk of human exposure to airborne asbestos fibre –
PRS 14-17 Inc.
- D. **Category C** - low risk of human exposure to airborne asbestos fibre –
PRS 9-13 Inc.
- E. **Category D** - very low risk of human exposure to airborne asbestos fibre – PRS <9

The following table details the scoring system used for the priority assessment:

Sample Variable	Score	Basis of Risk Score
Area Activity	0	Rare ACM disturbance or area activity: the ACM is located in an area of infrequent use (e.g. sub-floor void, roof space). Access for emergency work only.
	1	Low ACM disturbance or area activity: low usage of frequent access e.g. office type activity.
	2	Medium ACM disturbance or area activity: medium usage area of frequent access resulting in periodic disturbance e.g. busy offices, thoroughfares, storerooms, industrial or vehicular activity
	3	High ACM disturbance or area activity: area usage is extremely likely to cause ACM disturbance.
Accessibility	0	Inaccessible: usually inaccessible or unlikely to be disturbed e.g. roofing, pipe lagging in sub-floor void.
	1	Low accessibility: the likelihood of accidental disturbance is unlikely due to the ACM location e.g. high level pipework, ceiling tiles ('out of reach' items)
	2	Medium accessibility: likelihood of accidental disturbance during normal area activity e.g. wall panels, partitioning etc. in office
	3	High accessibility: the ACM is disturbed on a regular basis e.g. fire door, panelling to escalator, plant or machinery damage to panelling.
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance Activity	0	Unlikely: maintenance activity is unlikely to disturb ACM
	1	Low: Low disturbance (e.g. changing light bulbs in AIB ceiling) activities, or maintenance <1 per year
	2	Medium: medium disturbance (e.g. lifting one or two AIB ceiling tiles), or maintenance >1 per year
	3	High: high or regular maintenance activities will result in disturbance, or maintenance >1 per month

3.4 Risk Categories

Each ACM will be awarded a risk category (A, B, C or D) based on the total risk score. This provides a priority rating. For example, a category a rated ACM is a high risk item and should be actioned prior to B, C, or D items. Similarly, an A rated ACM with a 24 PRS should be actioned before an A rated ACM with an 18 PRS.

3.4.1 Category A - PRS >17 – High Risk ACM, Immediate/Urgent Action

Category A invokes immediate action. This could be in the form of sealing or locking the area (followed by further actions) or emergency removal or encapsulation. The category an item is likely to cause, or is presently exposing persons to airborne asbestos fibre in the ACM location area, adjacent or connected areas or other areas within the building. In some cases it may be necessary to carry out air sampling in order to clarify the exposure level. If the area is sealed or locked, or a delay in action occurs, a management plan should be implemented and appropriate signage and warning labels should be posted.

3.4.2 Category B - PRS 14-17 Inc. – Medium Risk ACM, Planned Remedial Action

Category B items are potentially hazardous and generally warrant some form of planned remedial action. This could be in the form of a planned asbestos removal programme (in a specified timescale) after emergency encapsulation, environmental clean, repair or enclosure. A management plan should be implemented and appropriate signage and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis.

3.4.3 Category C - PRS 9-13 Inc. – Low Risk ACM, Inspection & Labelling

A Category C item does not pose an imminent risk and the likelihood of fibre release is low under the existing conditions. A management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis, generally a six monthly inspection cycle.

3.4.4 Category D - PRS <9 – Minor Risk ACM, Inspection & Labelling

Although the risk is minor with little likelihood of fibre release or exposure under the existing conditions, a management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on an annual basis.

3.5 Risk Assessment Sheets

Job Number	B-21809
Sample Number	S004
Sampled By	Steve Brown

Room Number	R004
Ref Number	674921
Date Sampled	18/07/2024



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	
Quantity:	12m ²	
Room Number:	R004	
Room Description:	Bathroom	
Item:	Floor	
Floor Level:	25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ, 1st Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	2	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	5		Risk Category =	D	

ACTION		
Action Types	Planned Remedial Action	Comments / Recommendations
Inspection Cycle	12 monthly	
Removal Priority	Low	
Remedial Action	Remove	

3.5 Risk Assessment Sheets

Job Number	B-21809
Sample Number	As Sample S004
Sampled By	Steve Brown

Room Number	R006
Ref Number	674956
Date Sampled	18/07/2024



ACM		
Asbestos Type Description:	Chrysotile	Comments
Material Type	Vinyl Products	Linoleum below the carpet
Quantity:	3m²	
Room Number:	R006	
Room Description:	Pantry	
Item:	Floor	
Floor Level:	25 & 27 Millhouses Street, Hoyland, Barnsley S74 9BQ, Ground Floor	

MATERIAL ASSESSMENT					
Risk Item	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type	MRS
Risk Points	1	1	0	1	3
Risk Scale	1,2,3	0,1,2,3	0,1,2,3	1,2,3	1-12

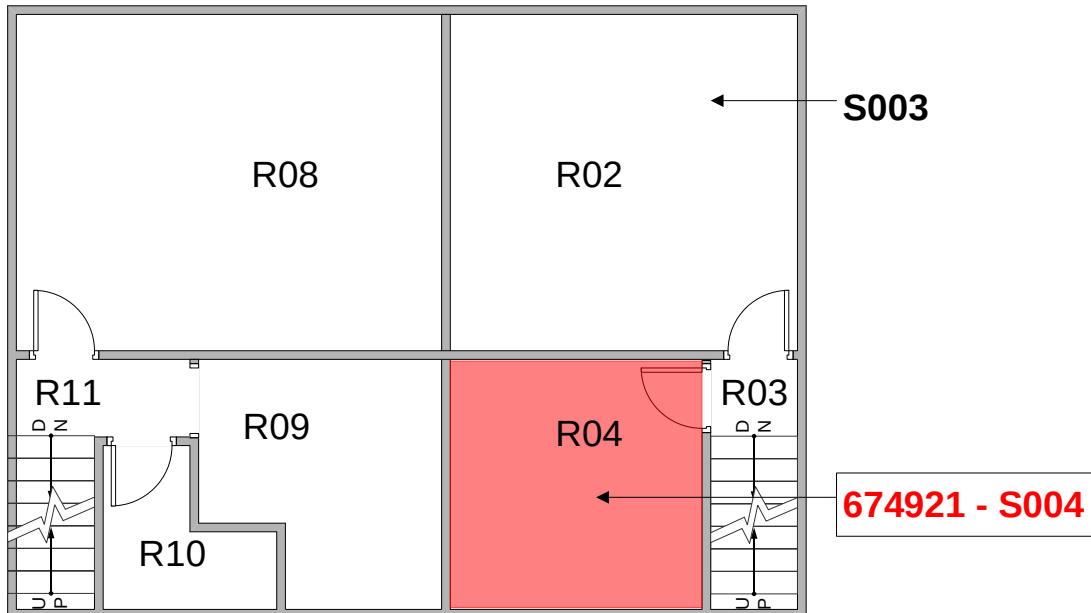
PRIORITY ASSESSMENT					
Risk Item	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	3	0	2	0	0
Risk Scale	-	0,1,2,3	0,1,2,3	0,1,2,3	0,1,2,3
Priority Risk Score	5		Risk Category =	D	

ACTION		
Action Types	Planned Remedial Action	Comments / Recommendations
Inspection Cycle	12 monthly	Add to asbestos register and Monitor - Removal/repair works should be undertaken by a competent contractor following an appropriate risk assessment which includes adequate disposal to landfill.
Removal Priority	Low	
Remedial Action	Remove	

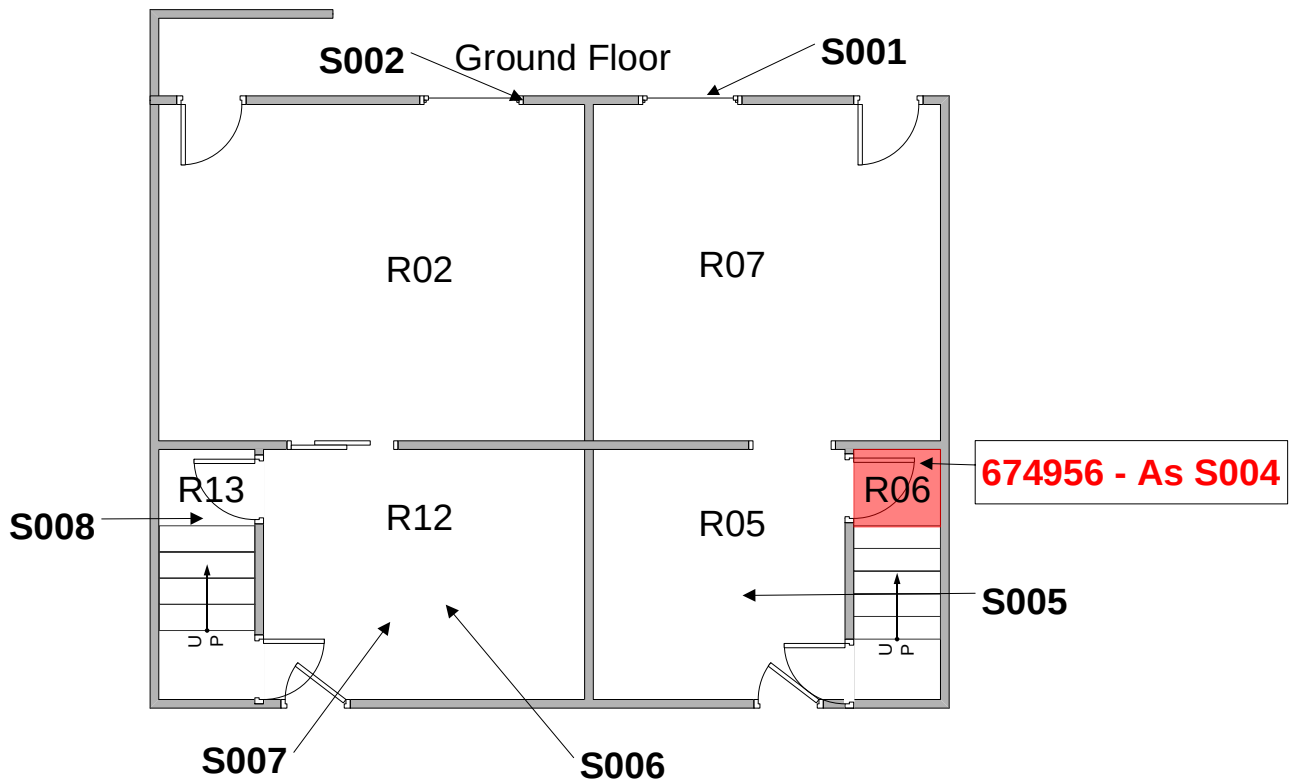
SECTION 4

PLANS - To be read in conjunction with the whole report.

First Floor



Ground Floor



SECTION 5

5.1 Certificate of Analysis

Client Address:

Armco Asbestos
 Consultants
 Unit 1
 Bury Business Centre
 Kay Street
 Bury
 BL9 6BU



CERTIFICATE OF ASBESTOS ANALYSIS

NSRef. : J112979
 Issue No : 1
 Date Received : 22/07/2024
 Samples Analysed By : Karak Burns
 Date Analysis Completed : 23/07/2024
 Date Reported : 23/07/2024
 Analysis Location : Shotton Site Laboratory
 Site Address : 25 & 27 Millhouses Street, Hoyland, Barnsley, S74 9BQ
 Samples Taken By : Armco Asbestos Consultants
 Client Ref (if required) : B-21809 P/O 8598

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
S001	Windows - External - Room Ref - R001	Mastic	BSI60985	N.A.D.I.S	
S002	Windows - External - Room Ref - R001	Mastic	BSI60986	N.A.D.I.S	
S003	Floor - Bedroom - Room Ref - R002	Vinyl Products	BSI60987	N.A.D.I.S	
S004	Floor - Bathroom - Room Ref - R004	Vinyl Products	BSI60988	Chrysotile	

* N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information. All results outlined in certificate relate only to the item tested.

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

All samples are retained for 6 months. All records are retained for 5 Years

For and on behalf of
North Star Environmental Ltd



Karak Burns
 Quality Manager

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd. It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.
 North Star Environmental Ltd, Navigation House, Rowleys Park, Evans Way, Shotton, CH5 1QJ
 Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
 Company No. 7948744
 Page 1 of 2

Armco Asbestos Consultants accepts no responsibility for samples collected and/or provided by persons other than their own staff.

Client Address:

Armco Asbestos
Consultants
Unit 1
Bury Business Centre
Kay Street
Bury
BL9 6BU



CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J112979
Issue No : 1
Date Received : 22/07/2024
Samples Analysed By : Karak Burns
Date Analysis Completed : 23/07/2024
Date Reported : 23/07/2024
Analysis Location : Shotton Site Laboratory
Site Address : 25 & 27 Millhouses Street, Hoyland, Barnsley, S74 9BQ
Samples Taken By : Armco Asbestos Consultants
Client Ref (if required) : B-21809 P/ O 8598

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
S005	Floor - Kitchen - Room Ref - R005	Vinyl Products	BSI60989	N.A.D.I.S	
S006	Floor - Kitchen - Room Ref - R012	Vinyl Products	BSI60990	N.A.D.I.S	
S007	Floor - Kitchen - Room Ref - R012	Vinyl Products	BSI60991	N.A.D.I.S	
S008	Floor - Pantry - Room Ref - R13	Linoleum	BSI61075	N.A.D.I.S	

* N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information. All results outlined in certificate relate only to the item tested.

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

All samples are retained for 6 months. All records are retained for 5 Years

For and on behalf of
North Star Environmental Ltd



Karak Burns
Quality Manager

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd. It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.

North Star Environmental Ltd, Navigation House, Rowleys Park, Evans Way, Shotton, CH5 1QJ
Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744

Page 2 of 2

Armco Asbestos Consultants accepts no responsibility for samples collected and/or provided by persons other than their own staff.

5.2 Terms and Abbreviations

AF	-	Asbestos Free
AIB	-	Asbestos Insulation Board
ACM	-	Asbestos Containing Material
ACS	-	Asbestos Cement Sheet
CAF	-	Compressed Asbestos Fibre
MMMF	-	Man Made Mineral Fibre
MRS	-	Material Risk Score
NAD	-	No asbestos detected
NFC	-	No Fibrous Content
P	-	Presumed
PS	-	Previously Sampled
PRS	-	Priority Risk Score
R	-	Room
S	-	Sample
SP	-	Strongly presumed
Asbestos Textiles	-	Woven or spun chrysotile
Amosite	-	Brown asbestos
Chrysotile	-	White asbestos
Crocidolite	-	Blue asbestos
Lagging	-	Thermal insulation
Superlux	-	Non-asbestos fire-retardant board
Turnall	-	Bonded high-density sheet
TBC	-	To be confirmed
ASAP	-	As soon as possible

SECTION 6

QUALITY ASSURANCE & DISCLAIMER

6.1 Quality Assurance Statement

The survey was carried out in accordance with Armco Asbestos Consultants quality and technical procedures, and conformed to the requirements of The Institute of Occupational Hygiene guidance document for asbestos surveys.

The survey was carried out by an experienced survey team, who inspect all accessible parts of the building, and look for any installation, which, potentially, could contain asbestos.

Any suspect materials were sampled and subsequently analysed in accordance with MDHS 77 - 'Asbestos in bulk materials'. This method identifies the asbestos types present and their percentage content.

Samples are taken using low - disturbance techniques, whereby a small amount of material (approx. 1 cm³) will be taken, after firstly wetting the sample location with a polyvinyl acetate (PVA) solution spray. This minimises the release of asbestos fibres during the process. Air monitoring carried out during sampling work of this type has shown airborne fibre concentrations to stay below the clearance indicator level of 0.010 fibres per millilitre of air.

Sampled materials are immediately placed in sealable, airtight sample bags and appropriately labelled. Sample points will be suitably filled / sealed using PVA spray, 'Polyfilla' or adhesive tape.

The surveyors do not disturb any suspected asbestos installation in any other way than to take a representative sample. This measure shall minimise the risk of asbestos fibre release, but shall prevent access above/behind a suspected asbestos installation. It is possible, therefore, that further asbestos material could be present behind an existing asbestos installation.

All relevant sample point data is recorded and shown in the final report e.g. condition, extent of material, etc.

It should be noted that the findings of the survey are discussed across the report in its entirety. Readers should note the contents in all sections of the report and should not rely purely on the information given in individual sections of the report.

6.2 Disclaimer

Every reasonable effort has been made to ensure that the information contained in this report is as accurate, and as comprehensive as was practicable at the time of preparation. It is not reasonably practicable to categorically state whether an area is free of all asbestos containing materials.

Armco Asbestos Consultants cannot therefore accept liability for loss: injury: damage: or penalty caused by omissions or errors contained in this report. The report does not waive the responsibility of the building owner, contractor etc.; to ascertain for himself as to the composition of materials which may be disturbed or with which he may work.

Certain asbestos products contain asbestos fibres that are so well bound into the matrix of the parent material, that they do not readily generate respirable asbestos fibres under reasonably foreseeable circumstances. Examples of such materials include sealing mastics: rubber gaskets: and damp proof membranes. All such materials have therefore been deliberately excluded from the report.

Certain 'Aertex' type coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired/patched at different times. It is therefore possible that any 'Aertex' samples taken may not be representative of the entire coating.

It is possible that unidentified asbestos residues resulting from earlier asbestos removal works may be present in relatively inaccessible locations. These include: behind column claddings, attached to earlier ceiling tile grids or suspension systems or covered with new or continuous panelling or certain areas of pipework covered with non-asbestos insulation products.

Duct covers below carpets or inset within wood block floors etc. we're not raised, any unreasonable degree of dismantling of the structure of the building, were not investigated.

Access to roof areas was not undertaken (unless outlined). Areas deemed too high to reach from stepladders or otherwise considered unsafe were not inspected.

Access to electrical and process equipment was not possible due to safety and technical considerations. Such items may therefore contain unidentified asbestos materials or components.