APPENDIX C

COAL AUTHORITY MINING REPORT

The Coal Authority

CON29M
coal mining report

LOWER EASTFIELD FARM, EASTFIELD LANE, HOOD GREEN, BARNSLEY, S35 7AY

Known or potential coal mining risks

Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit www.groundstability.com

Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see page 3 for further details on Future development.

Your reference: 19209.8/C8520/MB
Our reference: 51002170608001
Date: 17 September 2019

Client name: SOPHIE HOYLE

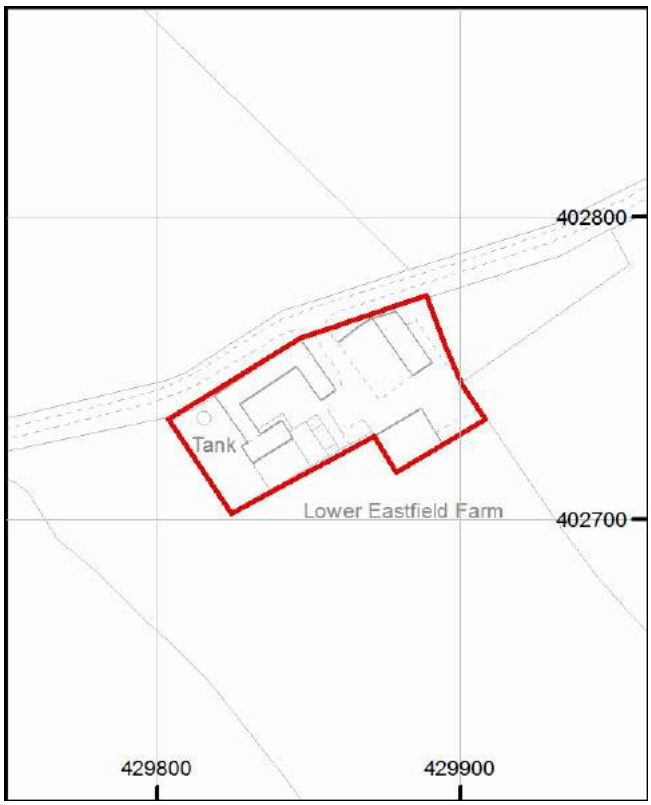
If you require any further assistance please contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

The Law Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**

Map data

This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Professional opinion

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on 0345 762 6848 or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 2 seams of coal at 40m to 90m depth, and last worked in 1963.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover

Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form

Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call 01623 646 333. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary

Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

APPENDIX D

RB ASBESTOS CONSULTANTS ASBESTOS SURVEY REPORT

R B ASBESTOS CONSULTANTS

Asbestos: Surveying | Management | Awareness Training

ASBESTOS SURVEY REPORT

REFURBISHMENT/DEMOLITION ASBESTOS SURVEY

LOWER EASTFIELD FARM, EASTFIELD LANE, THURGOLAND, SHEFFIELD, S35 7AY

DATE SURVEYED:	27 MARCH 2019
SURVEYOR:	EDDIE STARR & PAUL GALLAGHER
REPORT CHECKED BY:	PAUL GALLAGHER & GREG BYRNE
REPORT NUMBER:	R-12773

CONTENTS

SECTION 1 – INTRODUCTION

This survey was undertaken in accordance with in-house procedures based on HSG264 (Asbestos: The Survey Guide) and the Control of Asbestos Regulations 2012.

1.1 Understanding this Report

This report provides information relating to asbestos within the areas we were requested to survey. Please read the report in its entirety and do not rely on any one section as a stand alone viewpoint.

Areas not accessed by the surveyor are outlined in the Executive Summary. The explanations as to why the areas were not accessed are outlined in Section 4.2**. Areas not accessed must be presumed to contain asbestos.**

The plans in Section 4.3 provide a general indication only of the position of asbestos containing materials (ACM's). No measurements should be taken from the plans (they are not drawn to scale). Any quantitative amounts of asbestos material are approximate only.

The asbestos sample locations are outlined in various parts of this report. If you cannot locate an asbestos sample using the plans, photographs and descriptive information then please contact us.

Any recommendations in relation to the asbestos materials are based on current legislation, the information you provided, information learned during the desk top study, the survey, and the completed risk assessments for each area of asbestos. You must review these risk assessments to ensure they are accurate and fit for purpose.

If you do not understand any aspects of this report please contact us on 01282 427672.

1.2 Scope of Works

Purpose of Survey

The purpose of the survey is to locate ACM's prior to refurbishment or demolition of a building or specific areas of a building. The survey involves destructive inspection as necessary to locate as far as reasonably practicable any ACM's.

Aims & Objectives of Survey

The survey has three main aims:

- locate and record the extent, and product type of any presumed or known ACM's;
- to inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACM's;
- to determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

The survey is conducted in a methodical, systematic and diligent manner to ensure ACM's are located and all areas of the premises are inspected.

SECTION 2 – EXECUTIVE SUMMARY

R B Asbestos Consultants Limited were instructed by Alice Brammer on behalf of Group Ginger, The Tetley, Hunslet Road, Leeds, LS10 1JQ to carry out a Refurbishment/Demolition Asbestos Survey at Lower Eastfield Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY as per our quotation RQ19-0148.

The scope of works included all internal and external materials, building products, structure, finishes, etc.

The following table details the location of identified (or presumed) asbestos containing materials (ACM's) within the survey as well as any areas not accessed.

Location	Sample No.	Risk Ass't No.	Product	Approx. Quantity	Condition	Surface Treatment	Accessibility	Asbestos Type	MRS	PRS	Actions/Comments
Ground Floor R09 / Milking shed	R-12773/012	158930	Ceiling panels - Asbestos cement (AC)	75 m²	Low damage	Bonded		Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R09 / Milking shed	R-12773/013	158792	Loose panels - Asbestos cement (AC)	2 no	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R15 / Shed	R-12773/015	158902	Loose panels - Asbestos cement (AC)	5 no	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
1st Floor R19 / Bedroom	R-12773/018	158916	Window sill - Asbestos cement (AC)	1 no	Low damage	Bonded	High	Amosite, Chrysotile	5	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
1st Floor R21 / Bedroom	R-12773/As018	158738	Window sill - Asbestos cement (AC)	1 no	Good	Bonded	High	SP Amosite, Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
1st Floor R23 / Bedroom	R-12773/As018	158789	Window sill - Asbestos cement (AC)	1 no	Low damage	Bonded	High	SP Amosite, Chrysotile	5	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R24 / Kitchen	R-12773/020	158928	Wall panel - Asbestos cement (AC)	3 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.

Location	Sample No.	Risk Ass't No.	Product	Approx. Quantity	Condition	Surface Treatment	Accessibility	Asbestos Type	MRS	PRS	Actions/Comments
Ground Floor R24 / Kitchen	R-12773/021	158790	Sink pad - Bituminous product	1 no	Good	Composite	High	Chrysotile	2	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R27 / Utility room	R-12773/022	158929	Sink pad - Bituminous product	1 no	Good	Composite	High	Chrysotile	2	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Shed	R-12773/001	158740	Roof system - Asbestos cement (AC)	45 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan cattle shed	R-12773/002	158739	Roof system - Asbestos cement (AC)	275 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Cattle shed	R-12773/003	158787	Roof system - Asbestos cement (AC)	250 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Cattle shed	R-12773/004	158857	Wall panels - Asbestos cement (AC)	30 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan sheep shed	R-12773/005	158794	Roof system - Asbestos cement (AC)	250 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan sheep shed	R-12773/006	158752	Wall panels - Asbestos cement (AC)	60 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan sheep shed	R-12773/007	158864	Rainwater goods - Asbestos cement (AC)	100 l/m	Good	Bonded	High	Chrysotile	3	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Rear of main building	R-12773/009	158753	Loose pipe - Asbestos cement (AC)	1 no	Good	Bonded	High	Chrysotile	3	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Front of main building	R-12773/As009	158779	Downpipe - Asbestos cement (AC)	2 l/m	Good	Bonded	High	SP Chrysotile	3	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.

Actions & Priorities

Asbestos cement and bituminous products were detected at the property. The contractor undertaking the removal should be suitably trained and conform to CAR 2012. If any ACM's are to remain in situ they should be clearly labelled and managed within a written management plan. If you need assistance with this please contact the office.

Please go to section 4.1 for a more detailed breakdown of asbestos found. All risk assessments and photographs are in Appendix 2.

SECTION 3 - SURVEY & GENERAL SITE INFORMATION

3.1 Survey Type

Refurbishment & Demolition Asbestos Survey

A refurbishment and demolition survey is required before any significant maintenance refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM' in the area where the refurbishment work 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 areas not accessed will be presumed to contain asbestos.

3.2 The Survey Process & Methodology

The Survey

The survey was carried out by an experienced survey team, who inspected any installation, which, potentially, could contain asbestos. The survey was conducted in a methodical, systematic manner to ensure ACM's were not missed and all areas of the premises were inspected (where practicable).

The survey was carried out in accordance with the Control of Asbestos Regulations 2012, R B Asbestos Consultants Limited quality and technical procedures, and conforms to the requirements of HSG 264.

Sampling

The object of carrying out sampling is to identify the nature and extent of any visible asbestos-bearing material. Where management of asbestos is not likely to follow (i.e. if demolition follows) samples are taken wherever it is safe to do so.

Samples are taken using low - disturbance techniques (using a sharp knife, a cork borer or hand drill), whereby a small amount of material (approx. 1 cm^3) is taken, after firstly wetting the sample location with a polyvinyl acetate (PVA) solution spray or covering with a small wet wipe. This minimises the release of asbestos fibres during the process. Equipment used for the collection of the samples is decontaminated prior to each sample being collected.

Samples are taken and collected in self-seal plastic bags. The sample reference number is recorded on the sample bag. Samples are enclosed in a secondary plastic container. Where appropriate or possible, a label is left on the site adjacent to the sample location. This label indicates the sample number for cross-reference with the report.

Where there are large numbers of identical items distributed in numerous locations throughout the site. e.g. cement flue pipes, oven door seals etc., fewer samples may have been taken. In this case it is assumed that all identical items have the same composition as those analysed and specified in the risk assessment sheets.

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. Any remaining dust or debris will be removed by wet wiping or by using an approved 'Type H' vacuum cleaner.

Sampling will not impair the structural integrity of the building or plant and it will be undertaken with care to ensure that possible nuisance and potential risk to health of site visitors are reduced to minimum levels.

Presumed & Strongly Presumed Samples

The duty to manage requirement, in the Control of Asbestos Regulations 2012: regulation 4, allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos. There are two levels of 'presumption'.

Strongly presumed: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strongly presumed' would be: Where laboratory analysis has confirmed the presence of asbestos in a similar construction material; Materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (e.g. corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulation on a pipe where fibres are clearly visible).

A **'default' situation** where a material is **presumed** to contain asbestos because there is insufficient evidence (e.g. no analysis) to confirm that it is asbestos free, or where a duty holder/surveyor decides that it is easier under the planned management arrangements to presume certain materials contain asbestos. Many non-asbestos materials will also be presumed to contain asbestos using this system. There is a further default situation where materials must be presumed to contain asbestos. The default applies to areas which cannot be accessed or inspected. In this situation any **area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not**.

Analysis of Suspected Asbestos Materials

Any suspect materials are sampled in accordance with HSG 264 then subsequently analysed in accordance with MDHS 77 - 'Asbestos in bulk materials' by a UKAS accredited laboratory (UKAS No. 2707). This method identifies the asbestos types present. The results are reported in the form of certificates of analysis held in Appendix 3 of this report. Non-asbestos materials are reported based on visual assessment or analysis. If no asbestos is detected (NAD) these are recorded in Section 4.4 of this report. Materials referred to as Asbestos Insulating Board and Asbestos Cement have been defined by visual appearance only by the surveyor whilst the material is in situ. Where there is any uncertainty a water absorption test is sought and the results held in **Appendix 3**.

Air Monitoring

Air monitoring may be appropriate in certain sampling situations to determine airborne respirable fibre levels. Air monitoring carried out during sampling work may show airborne fibre concentrations to remain below the clearance indicator level of 0.010 fibres per millilitre of air. Air monitoring may be periodically carried out to confirm this. When this is carried out the results may be present in the report **Appendix 4.**

Photography

Photography is carried out to assist in the location of sample sites. All samples collected or strongly presumed as containing asbestos are documented photographically. It should be noted that photographs do not always show the sample point (each sample point will be labelled unless the area is particularly sensitive).

3.3 Desk Study & Background Information

HSG264 recommends that, wherever possible, a preliminary desk-top study should be carried out in order to gather information pertinent to the building(s) under investigation. The information required includes the following:

- the type(s) of building or structures present on the site
- the construction and age of the premises
- the current or former process carried out on the site
- architects drawings including subsequent plans for significant changes to the structures
- information on any previous asbestos removal at the site
- access issues the surveyors may encounter including opening/closing times
- sensitive issues such as location of staff, the public and any vulnerable persons

This information is then used to assist the survey team to produce a more accurate and informed survey report.

Based on our preliminary site visit (if practicably applicable) and the information provided from the client at the quotation stage we created a desk top study *[table 1]*. This study enabled the surveyor to review the information, plan the survey and consider any gaps in the information.

Desk Top Study - Table 1

Information Requested	**Information Provided**
Type(s) of buildings or structures present on site	Farm site with a farm house and several outhouses including a barn and cow shed
Construction and ages of the premises	Original farm built in first half of the 19th Century, with Victorian and more modern updates
Current or former process carried out on the site.	Formerly agricultural, currently occupied
Information on any previous asbestos surveys and asbestos removal at the site must be provided prior to our survey.	None
Original or current drawings/plans including subsequent plans for significant changes or refurbishment to the structure(s).	Provided
Access issues the surveyor may encounter including opening/closing times.	N/A
You must ensure all areas of the building, rooms, cupboards, floor ducts, cellars etc are unlocked or access provided by a key holder at the time of the survey	Noted
Sensitive issues such as location of staff, the public and any vulnerable persons	N/A
Lift shafts, electrical, heating equipment may need to be isolated by an engineer for a brief period of time during the survey or these areas will be excluded and assumed to contain asbestos	Noted
Risk assessments & safety information for site (safety hazards, high levels, contaminated areas/confined spaces etc?)	Standard RAMS apply
For refurbishment/demolition survey works there will be damage to fixtures/fittings/floors/walls. If this is not acceptable in any areas you must inform us prior to the survey as this will then be excluded and those areas assumed to contain asbestos.	Noted
Key holders, site contacts and other relevant contact numbers.	Details provided
Any other relevant information you feel the survey team should be aware of.	N/A

3.4 General Site Information

The survey relates to a masonry built farm building and associated out buildings.

The purpose of the survey was to gather asbestos information prior to the refurbishment/demolition of the property.

The scope of the works was to include all buildings within the site as identified and confirmed by the client during the site visit and their confirmation of our desk top study.

The survey was carried out by Eddie Starr & Paul Gallagher on 27 March 2019.

This report was completed on 01 April 2019.

This report was checked by Paul Gallagher & Greg Byrne on 8 April 2019.

3.5 General Access Restrictions/Limitations

Wherever possible, access will be gained to all areas of the property. All reasonable attempts will be made to access all areas.

Areas that have not been surveyed are outlined in Section 4.2 'No Access Areas' of this report. Where a 'No Access' is used this indicates that the area specified was not accessible to the surveyor at the time of survey because to gain access would have required an unreasonable amount of dismantling of the building structure. In this circumstance it has to be presumed that ACM's may be present within these areas.

We have made every effort to locate all known and suspected ACM's, however, we cannot guarantee that all ACM's have been located. The fabric of the building may conceal the location of some ACM's. Some ACM's may be discovered during subsequent refurbishment or demolition activities.

SECTION 4 – SURVEY RESULTS

4.1 Asbestos Register

Site Address: Lower Eastfield Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY

Location	Sample No.	Risk Ass't No.	Product	Approx. Quantity	Condition	Surface Treatment	Accessibility	Asbestos Type	MRS	PRS	Actions/Comments
Ground Floor R09 / Milking shed	R-12773/012	158930	Ceiling panels - Asbestos cement (AC)	75 m²	Low damage	Bonded		Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R09 / Milking shed	R-12773/013	158792	Loose panels - Asbestos cement (AC)	2 no	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R15 / Shed	R-12773/015	158902	Loose panels - Asbestos cement (AC)	5 no	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
1st Floor R19 / Bedroom	R-12773/018	158916	Window sill - Asbestos cement (AC)	1 no	Low damage	Bonded	High	Amosite, Chrysotile	5	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
1st Floor R21 / Bedroom	R-12773/As018	158738	Window sill - Asbestos cement (AC)	1 no	Good	Bonded	High	SP Amosite, Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
1st Floor R23 / Bedroom	R-12773/As018	158789	Window sill - Asbestos cement (AC)	1 no	Low damage	Bonded	High	SP Amosite, Chrysotile	5	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R24 / Kitchen	R-12773/020	158928	Wall panel - Asbestos cement (AC)	3 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R24 / Kitchen	R-12773/021	158790	Sink pad - Bituminous product	1 no	Good	Composite	High	Chrysotile	2	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R27 / Utility room	R-12773/022	158929	Sink pad - Bituminous product	1 no	Good	Composite	High	Chrysotile	2	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Shed	R-12773/001	158740	Roof system - Asbestos cement (AC)	45 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan cattle shed	R-12773/002	158739	Roof system - Asbestos cement (AC)	275 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.

Any items highlighted in red require urgent treatment. Please refer to Appendix 2 for risk assessment of above sample.

Location	Sample No.	Risk Ass't No.	Product	Approx. Quantity	Condition	Surface Treatment	Accessibility	Asbestos Type	MRS	PRS	Actions/Comments
External Cattle shed	R-12773/003	158787	Roof system - Asbestos cement (AC)	250 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Cattle shed	R-12773/004	158857	Wall panels - Asbestos cement (AC)	30 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan sheep shed	R-12773/005	158794	Roof system - Asbestos cement (AC)	250 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan sheep shed	R-12773/006	158752	Wall panels - Asbestos cement (AC)	60 m²	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Open plan sheep shed	R-12773/007	158864	Rainwater goods - Asbestos cement (AC)	100 l/m	Good	Bonded	High	Chrysotile	3	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Rear of main building	R-12773/009	158753	Loose pipe - Asbestos cement (AC)	1 no	Good	Bonded	High	Chrysotile	3	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
External Front of main building	R-12773/As009	158779	Downpipe - Asbestos cement (AC)	2 l/m	Good	Bonded	High	SP Chrysotile	3	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.

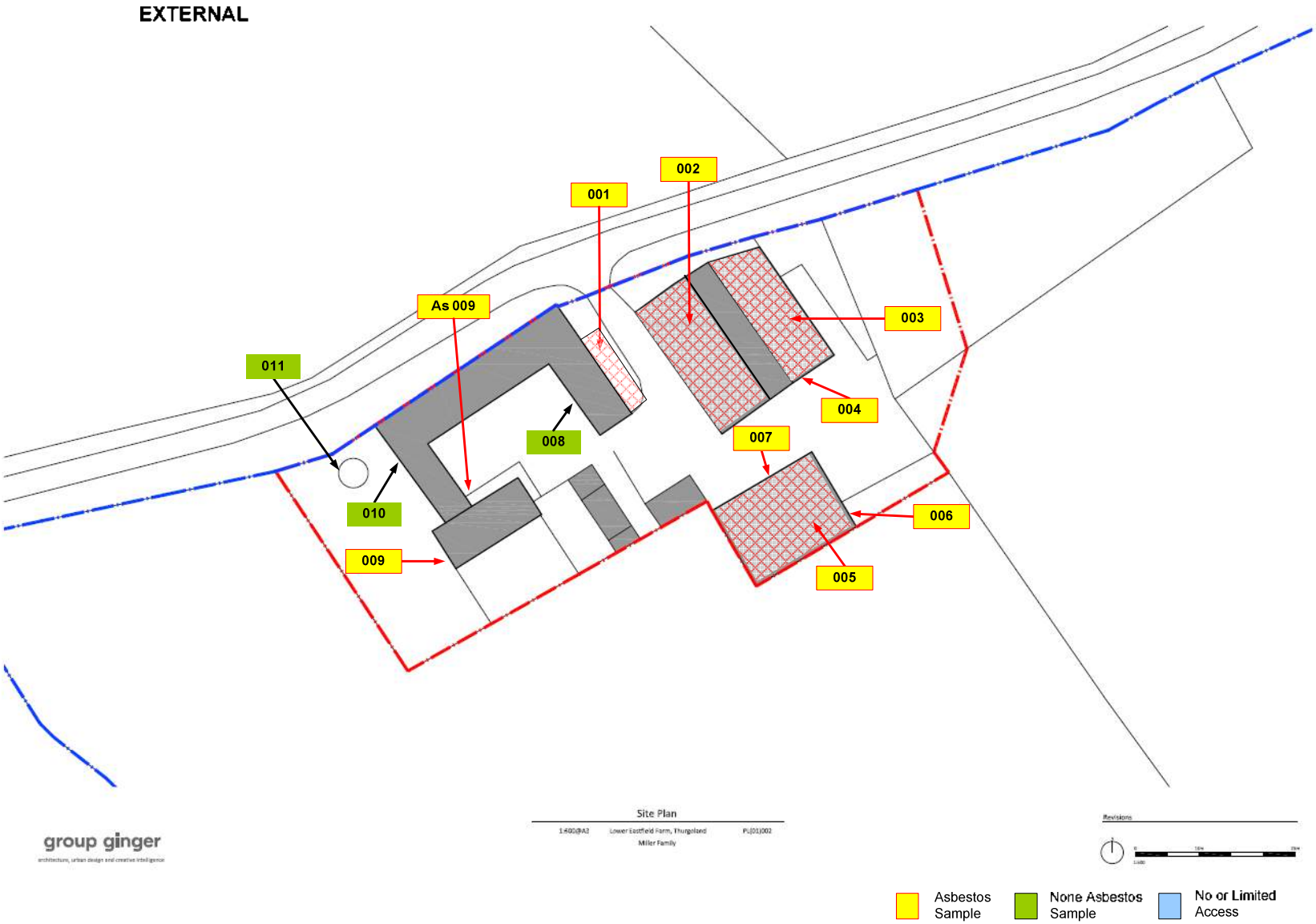
Any items highlighted in red require urgent treatment. Please refer to Appendix 2 for risk assessment of above sample.

4.2 No/Limited Access Areas

Any areas not accessed will be presumed to contain asbestos.

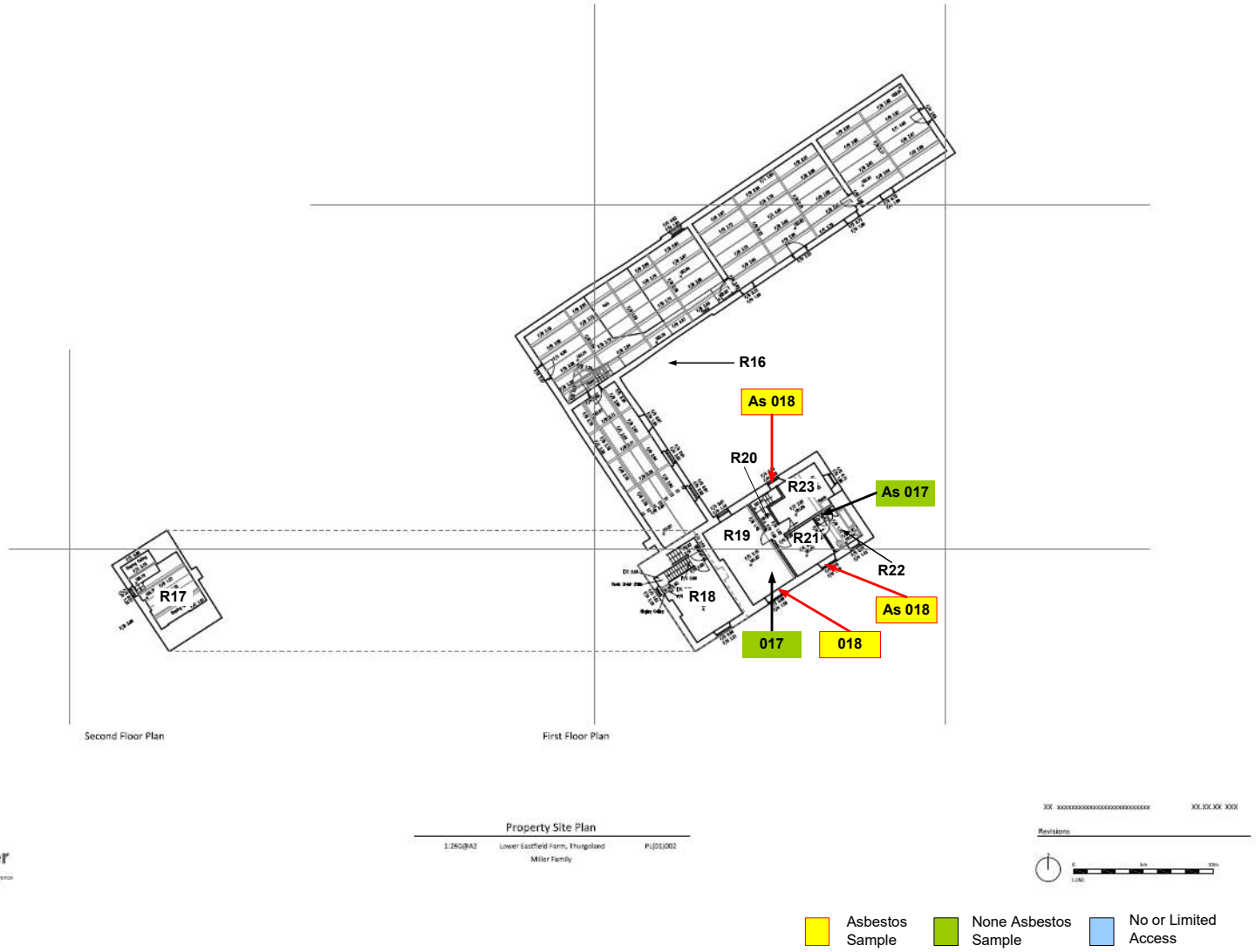
Photo	Plan Item No	Location	Comments
No areas of limited/no access areas identified			

4.3 Plans

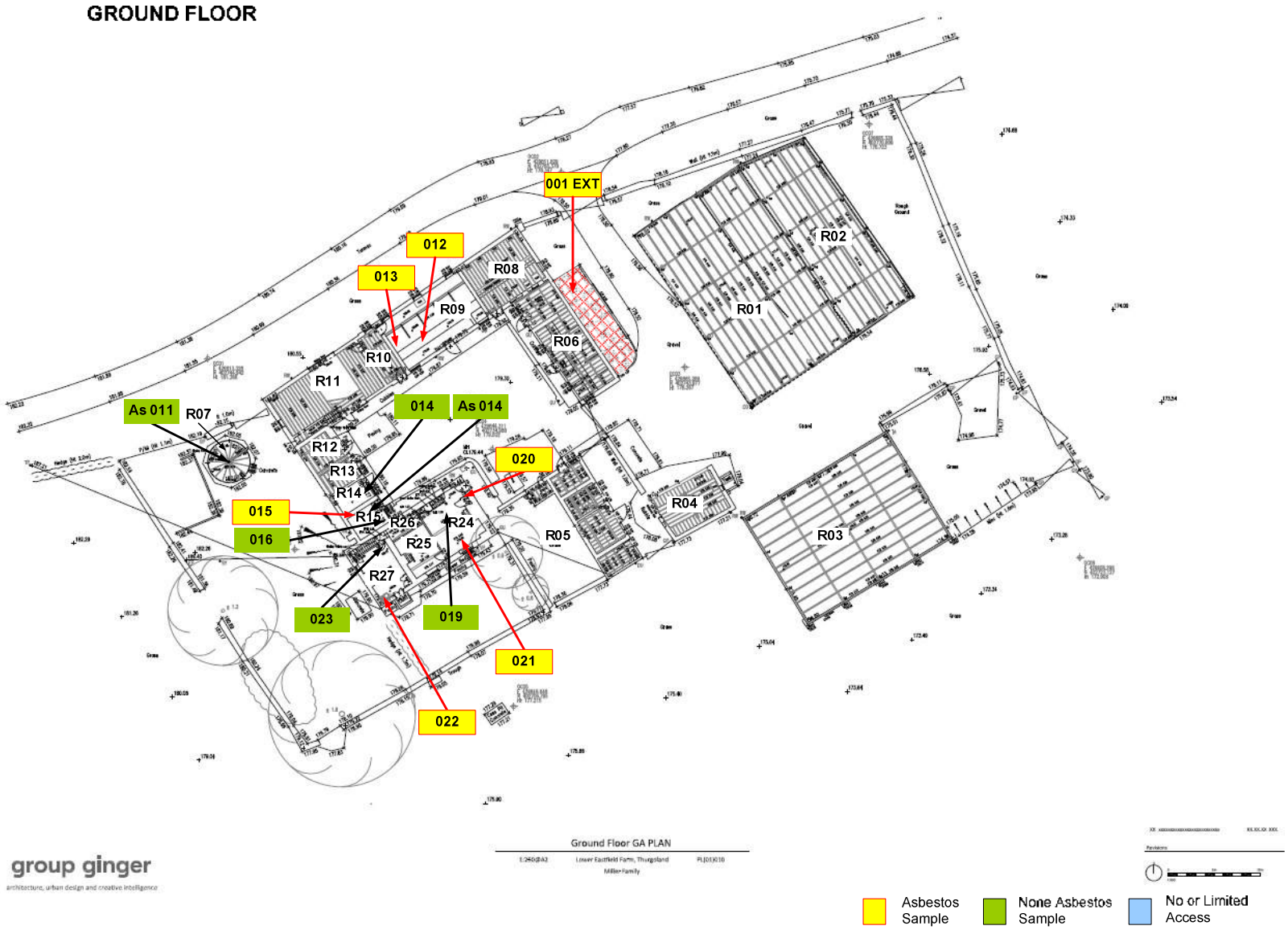

EXTERNAL
001
002
003
004
005
006
007
008
009
010
011
As 009
group ginger
Site Plan
Asbestos Sample
None Asbestos Sample
No or Limited Access

4.3 Plans

FIRST FLOOR



4.3 Plans


GROUND FLOOR
001 EXT
012
013
R08
R09
R10
R11
R06
R02
R01
As 011
R07
014
As 014
R12
R13
R14
020
015
016
R15
R26
R24
R25
R27
R05
R04
R03
023
019
021
022
Ground Floor GA PLAN
group ginger
architecture, urban design and creative intelligence
Asbestos Sample
None Asbestos Sample
No or Limited Access

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Lower Eastfield Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor R01 / Open plan cattle shed	Roof - Metal steel External walls - Timber External walls - Masonry Structural columns - Metal steel		
Ground Floor R02 / Cattle shed	Roof truss - Timber Walls - Masonry External walls - Timber Floor - Solid		
Ground Floor R03 / Open plan sheep shed	Fascias - Timber External walls - Timber External walls - Masonry Structural columns - Metal steel		
Ground Floor R04 / Collapsed building	Roof - Slate Roof truss - Timber Walls - Masonry Floor - Solid Water tank - Metal tank		
Ground Floor R05 / Stables and coal shed	Roof - Slate Roof truss - Timber Walls - Masonry Floor - Solid Windows - Timber		
Ground Floor R06 / Main building stables and shed	Roof - Masonry Walls - Masonry Windows - Timber Doors - Timber Rainwater goods - Plastic Roof felt - Bitumen		
Ground Floor R07 / Tank	Coating to walls - Bituminous product	R-12773/As011	
Ground Floor R07 / Tank	Ceiling - Metal steel Walls - Metal steel Door - Metal steel Floor - Solid		

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Lower Eastfield Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor R08 / Tank	Ceiling - Timber Walls - Masonry Floor - Masonry Door - Timber		
Ground Floor R09 / Milking shed	Ceiling - Timber Walls - Masonry Floor - Concrete Windows - Timber		
Ground Floor R10 / Store	Ceiling - Timber Walls - Masonry Floor - Masonry Windows, door set - Timber		
Ground Floor R11 / Shed	Ceiling - Timber Walls - Masonry Floor - Masonry Windows, door set - Timber		
Ground Floor R12 / Shed	Ceiling - Timber Walls - Masonry Floor - Masonry Windows, door set - Timber		
Ground Floor R13 / Shed	Ceiling - Timber Walls - Masonry Floor - Masonry Windows, door set - Timber		
Ground Floor R14 / Shed	Ceiling panels - Board	R-12773/014	
Ground Floor R14 / Shed	Ceiling - Timber Walls - Masonry Floor - Masonry Windows, door set - Timber		

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Lower Eastfield Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor R15 / Store	Bitumen roll - Bituminous product	R-12773/016	
Ground Floor R15 / Shed	Ceiling panels - Board	R-12773/As014	
Ground Floor R15 / Shed	Ceiling - Timber Walls - Masonry Floor - Masonry Windows, door set - Timber Electrical panels - Modern		
1st Floor R16 / Barn first floor area	Ceiling - Timber Walls - Masonry Floor - Timber Windows, door set - Timber		
2nd Floor R17 / Attic	Ceiling - Lath & plaster Ceiling - Plasterboard Internal walls - Lath & plaster Internal walls - Masonry Floor - Timber Window frame, skirtings - Timber		
1st Floor R18 / Bedroom and stairwell	Ceiling - Lath & plaster Walls - Solid Walls - Timber Floor - Timber Door set, skirtings, windows - Timber		
1st Floor R19 / Bedroom	Vinyl flooring - Vinyl products	R-12773/017	
1st Floor R20 / Landing and stairs	Ceiling - Lath & plaster Walls - Plasterboard Walls - Lath & plaster Walls - Masonry Floor - Timber Door set, window frames - Timber Floor covering - Carpet		

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Lower Eastfield Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY			
Location	**Description**	**Sample No.**	**Photo**
1st Floor R21 / Bedroom	Ceiling - Lath & plaster Walls - Solid Walls - Wood Floor - Timber Floor - Carpet Door set, window frames - Timber		
1st Floor R22 / Bathroom	Vinyl flooring - Vinyl products	R-12773/As017	
1st Floor R22 / Bathroom	Ceiling - Plasterboard Walls - Wood Walls - Solid Floor - Timber Floor - Carpet Door set, window frames, window sill - Timber Water cylinder - Modern Fittings - Modern sanitary fixtures/fittings		
1st Floor R23 / Bedroom	Ceiling - Plasterboard Walls - Wood Walls - Solid Floor - Timber Floor - Carpet Door set, window frames, window sill - Timber		
Ground Floor R24 / Kitchen	Floor screed - Bituminous product	R-12773/019	
Ground Floor R24 / Kitchen	Ceiling - Plasterboard Walls - Solid Walls - Timber Floor - Solid Floor - Carpet Floor - Ceramic tile Door sets,window frames, units - Timber		
Ground Floor R25 / Lounge	Ceiling - Plasterboard Ceiling - Lath & plaster Walls - Masonry Floor - Solid Floor - Carpet Door set, window frame and sill - Timber		

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Lower Eastfield Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor R26 / Corridor	Ceiling - Plasterboard Internal walls - Masonry Floor - Solid Door set - Timber		
Ground Floor R27 / Utility room	Strip to door frame - Vinyl products	R-12773/023	
Ground Floor R27 / Utility room	Ceiling - Plasterboard Internal walls - Masonry Floor - Timber Door set, skirtings, window frame and sill - Timber		
Basement R28 / Cellar	Ceiling - Lath & plaster Internal walls - Masonry Floor - Concrete Window frames - Timber		
External Windows	Window frames - Mastic	R-12773/008	
External Rear of main building	Panel - Board	R-12773/010	
External Tank	Coating to tank - Bituminous product	R-12773/011	
External Main building	Roof - Slate Roof - Masonry Walls - Masonry Windows - Timber Doors - Timber Rainwater goods - Plastic		

SECTION 5 – CONCLUSIONS & ACTIONS

All ACM's identified are listed in the **Asbestos Register** in **Section 4.1** which includes the required actions for each item.

Any ACM's identified should be removed prior to disturbance or building works within the area or site and may require an asbestos licence to do so.

If the site or any of the ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated as follows:

Management of Asbestos

The Control of Asbestos Regulations 2012 creates an explicit duty to assess and manage the risks from asbestos in premises. It is important that ACM's are sealed, labelled and actively managed as a minimum. Formulation of an asbestos management plan must be undertaken to detail and record actions required in order to manage and reduce the risks from asbestos. Full management of all retained ACM's should be initiated as follows:

- if there is a risk of exposure due to the condition or location of an ACM then repair, seal or remove by the appropriate licensed or experienced person
- maintenance of an up-to-date management plan recording responsibility, location, condition, maintenance and removal of ACM's at the property
- the ACM must be maintained in a good state of repair and monitored on a regular basis for its condition and the results recorded within the plan
- anyone who is likely to disturb an ACM must be informed of its location and condition of the material
- procedures and arrangements (Permit to Work) must be in place for any work that may be carried out which may disturb an ACM
- The management plan must be reviewed at regular intervals to ensure that any plans or arrangements are updated if circumstances change

If any asbestos materials need to be repaired, worked on or removed, this work must be undertaken in accordance with the 2012 CAR Regulations. Information relating to the treatment required for each area of asbestos is contained within the risk assessment (Appendix 2).

Asbestos Management System

Once an asbestos survey has been completed the dutyholder has two choices; remove the asbestos (complying with CAR 2012) or manage the asbestos materials. The starting point of the management process is ensuring all asbestos materials are safe, sealed and clearly labelled. Under the CAR 2012 regulations any asbestos materials must be managed within a 'management system'.

The management system should be clearly defined (written); it should be relevant to the building and particularly the organisation within the building. The location and condition of any ACM's should be logged on an asbestos register (which should already be within the asbestos management survey). The dutyholder has the responsibility of the management of the asbestos in the building (this person may require appropriate training).

As part of an asbestos management system a Permit to Work system is the best way to stop damage to ACM's. If implemented properly, this will help to protect an organisation and individuals from asbestos risks.

Any asbestos management system should be regularly reviewed and revised in relation to the occupancy/change of use of the building, or at least annually.

Asbestos Awareness Training

Regulation 10 of the Control of Asbestos Regulations 2012 states that asbestos awareness training must be provided to all those responsible for the day to day management of the site and those who may/will come into contact with ACM's as part of their normal employment.

R B Asbestos Consultants Limited has the facilities to assist in all of the above requirements.

For further information or explanation, please contact the surveyor, on 01282 427672.

G Byrne BA (Hons)
Director

APPENDICES

Appendix 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 & 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 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 & is exposure likely.
Action	Details minimum control measures or actions.

Material Assessment

The material assessment algorithm *(see table 2)* 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.

Presumed or strongly presumed ACM's will be scored as Amosite 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.

Priority Assessment

The priority assessment algorithm *(see table 3)* 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.

Table 2 – Scoring System for Material Assessment

Sample Variable	Score	Basis of Risk Score
Product type (or debris from product)	1	Encapsulated materials: Asbestos reinforced composites (plastics & resins), bitumen, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, textured coatings. 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.
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 the material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris (which may be a result of previous work and unconnected with any current asbestos installation, is assigned 3 risk points).
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite (presumed or strongly presumed - with no evidence to the contrary)
Total MRS Score		

Score	Potential to release asbestos fibres
MRS 10 or more	High
MRS 7-9	Medium
MRS 5-6	Low
MRS 4 or less	Very low

Table 3 – Scoring System for 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, roofspace). 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 activities, or maintenance <1 per year.
	2	Medium: medium disturbance, or maintenance >1 per year.
	3	High: high or regular maintenance activities will result in disturbance, or maintenance >1 per month.
Total		
MRS (2-12)		*(carried over from material assessment)*
PRS Total		

PRS Total	Potential Human Exposure	Category
18 or more	High risk of human exposure to airborne asbestos fibre	Category A
14-17	Medium risk of human exposure to airborne asbestos fibre	Category B
9-13	Low risk of human exposure to airborne asbestos fibre	Category C
Less than 9	Very low risk of human exposure to airborne asbestos fibre	Category D

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.

Category A - PRS 18 or more – 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 A 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.

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.

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.

Category D – PRS less than 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.

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/001
Risk Ass't No.	158740
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Roof system - Asbestos cement (AC)	
Approx. Quantity	45 m²	
Location	External/ Shed	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**4**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/002
Risk Ass't No.	158739
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Roof system - Asbestos cement (AC)	
Approx. Quantity	275 m²	
Location	External/ Open plan cattle shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/003
Risk Ass't No.	158787
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Roof system - Asbestos cement (AC)	
Approx. Quantity	250 m²	
Location	External / Cattle shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/004
Risk Ass't No.	158857
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Wall panels - Asbestos cement (AC)	
Approx. Quantity	30 m²	
Location	External/ Cattle shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/005
Risk Ass't No.	158794
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Roof system - Asbestos cement (AC)	
Approx. Quantity	250 m²	
Location	External/ Open plan sheep shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/006
Risk Ass't No.	158752
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Wall panels - Asbestos cement (AC)	
Approx. Quantity	60 m²	
Location	External/ Open plan sheep shed	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**4**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/007
Risk Ass't No.	158864
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Rainwater goods - Asbestos cement (AC)	
Approx. Quantity	100 l/m	
Location	External/ Open plan sheep shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	0	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 3

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations**
Removal Priority	High	Trained contractor to complete any remedial or removal works under CAR 2012.
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/009
Risk Ass't No.	158753
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Loose pipe - Asbestos cement (AC)	
Approx. Quantity	1 no	
Location	External/ Rear of main building	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	0	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**3**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/As009
Risk Ass't No.	158779
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	SP Chrysotile	Comments:
Material Type	Downpipe - Asbestos cement (AC)	
Approx. Quantity	2 l/m	
Location	External / Front of main building	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	0	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**3**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/012
Risk Ass't No.	158930
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Ceiling panels - Asbestos cement (AC)	
Approx. Quantity	75 m²	
Location	Ground Floor, R09 / Milking shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations**
Removal Priority	High	Trained contractor to complete any remedial or removal works under CAR 2012.
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/013
Risk Ass't No.	158792
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Loose panels - Asbestos cement (AC)	
Approx. Quantity	2 no	
Location	Ground Floor, R09 / Milking shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/015
Risk Ass't No.	158902
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Loose panels - Asbestos cement (AC)	
Approx. Quantity	5 no	
Location	Ground Floor, R15 / Shed	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations**
Removal Priority	High	Trained contractor to complete any remedial or removal works under CAR 2012.
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/018
Risk Ass't No.	158916
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Amosite, Chrysotile	Comments:
Material Type	Window sill - Asbestos cement (AC)	
Approx. Quantity	1 no	
Location	1st Floor, R19 / Bedroom	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	2
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 5

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/As018
Risk Ass't No.	158738
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	SP Amosite, Chrysotile	Comments:
Material Type	Window sill - Asbestos cement (AC)	
Approx. Quantity	1 no	
Location	1st Floor, R21 / Bedroom	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	0	1	2
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 4

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/As018
Risk Ass't No.	158789
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	SP Amosite, Chrysotile	Comments:
Material Type	Window sill - Asbestos cement (AC)	
Approx. Quantity	1 no	
Location	1st Floor, R23 / Bedroom	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	2
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 5

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations**
Removal Priority	High	Trained contractor to complete any remedial or removal works under CAR 2012.
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/020
Risk Ass't No.	158928
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Wall panel - Asbestos cement (AC)	
Approx. Quantity	3 m²	
Location	Ground Floor, R24 / Kitchen	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**4**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/021
Risk Ass't No.	158790
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Sink pad - Bituminous product	
Approx. Quantity	1 no	
Location	Ground Floor, R24 / Kitchen	

PRIORITY ASSESSMENT – N/A

	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*

PRIORITY RISK SCORE =	**N/A**
RISK CATEGORY =	**N/A**

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT

	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	0	0	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*

MATERIAL RISK SCORE = 2

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations**
Removal Priority	High	Trained contractor to complete any remedial or removal works under CAR 2012.
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-12773**
Sample No.	R-12773/022
Risk Ass't No.	158929
Sampled By	Eddie Starr & Paul Gallagher
Date Sampled	27/03/2019

ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Sink pad - Bituminous product	
Approx. Quantity	1 no	
Location	Ground Floor, R27 / Utility room	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Refurbishment/Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	0	0	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**2**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 3: Certificate of Analysis

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com

UKAS TESTING
2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: R B Asbestos Consultants, Unit 2, Empire Business Centre, 2 Empire Way Burnley, Lancashire. BB12 6HA.
Site Reference: R-12773 – Lower Eastfield Farm, Eastfield Lane, Sheffield. S35 7AY.
Date Received: 28/03/19 Certificate Number: TVS/19/1887
Date Analysed: 29/03/19 Analyst: J Chamun

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	R-12773/001	Ext Roof	Cement	Chrysotile
002	R-12773/002	Ext Roof	Cement	Chrysotile
003	R-12773/003	Ext Roof	Cement	Chrysotile
004	R-12773/004	Ext Walls	Cement	Chrysotile
005	R-12773/005	Ext Roof	Cement	Chrysotile
006	R-12773/006	Ext Walls	Cement	Chrysotile
007	R-12773/007	Ext RW Goods	Cement	Chrysotile
008	R-12773/008	Window	Mastic	No Asbestos Detected
009	R-12773/009	Redundant Loose Pipe	Cement	Chrysotile
010	R-12773/010	-	Insulating Board	No Asbestos Detected
011	R-12773/011	Water Tank	Bituminous	No Asbestos Detected
012	R-12773/012	Ceiling Cladding	Cement	Chrysotile
013	R-12773/013	R09 Loose Panels	Cement	Chrysotile
014	R-12773/014	R14 Ceiling Cladding	Insulating Board	No Asbestos Detected
015	R-12773/015	R15 Loose Panels	Cement	Chrysotile
016	R-12773/016	R15 Loose Roll	Bituminous	No Asbestos Detected
017	R-12773/017	R19	Vinyl & Backing	No Asbestos Detected
018	R-12773/018	R19 Window Sill	Cement	Amosite Chrysotile
019	R-12773/019	R24	Screed	No Asbestos Detected
020	R-12773/020	R24 Wall Cladding	Cement	Chrysotile
021	R-12773/021	R24	Bituminous Sink Pad	Chrysotile

Approved: Sign: **Date: 29/03/19** (Issued)

Print: N Tully
(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

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Appendix 3: Certificate of Analysis

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com

UKAS TESTING
2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: R B Asbestos Consultants, Unit 2, Empire Business Centre, 2 Empire Way
Burnley, Lancashire. BB12 6HA.
Site Reference: R-12773 – Lower Eastfield Farm, Eastfield Lane, Sheffield. S35 7AY.
Date Received: 28/03/19 Certificate Number: TVS/19/1887
Date Analysed: 29/03/19 Analyst: J Chamun

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
022	R-12773/022	R27	Bituminous Sink Pad	Chrysotile
023	R-12773/023	R27 to Door	Vinyl & Backing	No Asbestos Detected

Approved: Sign: **Date: 29/03/19**
(Issued)

Print: N Tully
(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

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Appendix 4: Air Monitoring Results

Not applicable.

Appendix 5: Disclaimer & Insurance Limitation

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.

R B Asbestos Consultants Limited 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 dutyholder to ascertain for himself as to the composition of materials which may be disturbed or with which he may work.

Limitation

For insurance purposes we are required to include the following clause within this report:

'We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos'.

Please view this statement in relation to the report as a whole.

Appendix 6: Terms and Abbreviations

ACM	-	Asbestos containing material
ACS	-	Asbestos cement sheet
AIB	-	Asbestos insulation board
Amosite	-	Brown asbestos
ASAP	-	As soon as possible
Asbestos Textiles	-	Woven or spun Chrysotile
Chrysotile	-	White asbestos
Crocidolite	-	Blue asbestos
Lagging	-	Thermal insulation
MMMF	-	Man made mineral fibre
MRS	-	Material risk score
NADIS	-	No asbestos detected in sample
NSM	-	No suspect material
P	-	Presumed
PRS	-	Priority risk score
SP	-	Strongly presumed
Supalux	-	Non-asbestos fire retardant board

APPENDIX E

RISK ASSESSMENT METHODOLOGY

Qualitative Risk Assessment Methodology

The approach adopted by Sirius for the qualitative assessment of risk is based upon that given in Annex 4 of NHBC-Environment Agency-CIEH "Guidance for the Safe Development of Housing on Land Affected by Contamination" (2008) and is consistent with other current guidance.

The risk posed by viable contaminant linkages is based upon the consideration of both:

a) the magnitude of the potential consequence (i.e. its severity); and,

b) the probability (likelihood) of that consequence being realised.

The classifications used in this report for consequence and probability are given in Tables 1 and 2, respectively. The derived risk classifications are defined in Table 3.

Where there is no viable contaminant linkage there is no potential risk.

Table 1. Classification of Consequence

Classification	Definition
Severe	Contaminant concentrations at the receptor that are likely to result in "significant harm" to human health (as defined in Part 2A of the Environmental Protection Act 1990). Major pollution of controlled waters that could have persistent and/or extensive effects on water quality, for example fish kills, closure of an abstraction, or substantial deterioration in quality of the receiving water body. Major impact on receptor amenity value or major damage to agriculture or commerce. Major damage to an ecosystem that is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.
Medium	Elevated concentrations at the receptor that might result in "significant harm" to human health (as defined in Part 2A of the Environmental Protection Act 1990). A pollution incident that has significant effect on water quality or abstraction potential. An incident that has a marked effect on receptor amenity value, agriculture or commerce. Damage to an ecosystem that may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.

Classification	Definition
Mild	Potential human health impact at the receptor point but unlikely to be classified as "significant harm" (as defined in Part 2A of the Environmental Protection Act 1990). Pollution of water that will have a small or short-lived effect on water quality and marginal effects on its amenity or resource value or its use in agriculture or commerce. Minor or short-lived damage to ecosystems, which is unlikely to result in a substantial adverse change Minor damage to crops, buildings or property
Minor	No potential measurable detrimental human health impacts at the receptor point. Impact on water that will have no or minimal effect on water quality or use. No or minor and easily repairable effects on buildings, structures and services.

Table 2. Classification of Probability

Classification	Definition
High	An impact is already occurring or is very likely in the short-term and almost inevitable over the long-term.
Medium	It is probable that an event would occur. This is not inevitable but possible in the short-term and likely over the long-term.
Low	Circumstances are possible under which an event could occur. However, it is by no means certain that an event will take place, even over the long-term.
Unlikely	Circumstances are such that it is improbable that an event would occur even over the very long-term.

Table 3. Risk Classification

	Consequence			
Probability	***Severe***	***Medium***	***Mild***	***Minor***
High	Very High	High	Moderate	Low
Medium	High	Moderate	Low to Moderate	Low
Low	Moderate	Low to Moderate	Low	Very Low
Unlikely	Low to Moderate	Low	Very Low	Negligible

Table 4 provides a context for interpretation of the risk classification categories. The definitions provided are based on those given in CIRIA (2001) "Contaminated Land Risk Assessment. A Guide to Good Practice", Report C552.

Table 4. Interpretation of Risk Classification Categories

Risk Classification	Definition
Very High	There is a high probability that severe harm to one or more identified receptors could occur or there is evidence that this is already happening. This risk is likely to result in a substantial liability. Urgent investigation and remediation are likely to be required.
High	Harm is likely to be caused to one or more identified receptors. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required and remedial works may be necessary in the short-term and are likely over the longer term.
Moderate	It is possible that harm could be caused to one or more identified receptors. However, it is relatively unlikely that such harm would be severe. Investigation is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low	It is possible that harm could be caused to one or more identified receptors but it is likely that this harm, if realised, would normally be mild. No further investigation is considered necessary to assess risk or environmental liability but investigations could be undertaken if desired to confirm 'baseline' conditions for the purposes of liability management. Remedial works are unlikely to be required.
Very Low	There is a low probability that harm could be caused to one or more identified receptors. In the event of such harm being realised, it is likely to be mild, at worst. No further investigation is considered necessary to assess risk or environmental liability but investigations could be undertaken if desired to confirm 'baseline' conditions for the purposes of liability management. Remedial works are very unlikely to be required.
Negligible	It is unlikely that harm could be caused to one or more identified receptors. In the event of harm being realised, it is likely to be minor. No further investigation is considered necessary to assess risk or environmental liability. Remedial works are not expected.

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