ENVIRO SURVEYS

A Refurbishment and Demolition Asbestos Survey
The Butchers
Sheffield Road
Penistone
S36 6HH

Survey Date: 7th March 2014

For and on behalf of

Mark Russell

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1. SUMMARY OF FINDINGS

- A Refurbishment and Demolition survey was carried out at the request of Mark Russell; the purpose was to identify asbestos containing materials (ACMs) in order to comply with the Control of Asbestos Regulations 2012.

- The scope of works was to carry out a full inspection of all areas within the confines of The Site (The Butchers Sheffield Road Penistone S36 6HH) covering all accessible areas by Building Name.

- The results of both the visual and sampling strategy have found Asbestos and **non asbestos** materials in the following locations on site.

Location	Product type	Extent	Condition	Asbestos type	Sample no	Action
Butchers shop	Vinyl	15m2	Fair	NADIS	S1	None
Butchers shop	Cement	8m2	Good	Chrysotile	S2	Remove
Hallway	Paper fuse pads	N/Q	Good	Chrysotile	S3	Remove
Cellar	Paper fuse pads	N/Q	Good	Chrysotile	VIS3	Remove
Kitchen	Textured coatings	12m2	Good	NADIS	S4	None
Kitchen	Vinyl	12m2	Fair	Chrysotile	S5	Remove
Kitchen	Bitumen	12m2	Poor	NADIS	S6	None
Abattoir	Paper fuse pads	N/Q	Good	Chrysotile	VIS3	Remove
Abattoir Fridge	Cement	15m2	Good	Chrysotile	S7	Remove
Canopy	Cement	14m2	Good	Chrysotile	S8	Remove
Side sheets	Cement	8m2	Good	Chrysotile	VIS8	Remove
Back yard	Woven	<1m2	Poor	Chrysotile	S9	Remove

 # Refer to Asbestos Location Plans/Notes

2. INTRODUCTION

- Mark Russell commissioned the survey.
- Surveyor **Mr C Gilroy** completed the survey.

3. BACKGROUND

- The Control of Asbestos Regulations 2012 requires that whoever has control of a building has a duty to manage the asbestos in their buildings. The duty holder has to take reasonable steps to find out if there are materials containing asbestos in the premises and, if so, how much, where they are and what condition they are in. Duty holders must manage the risk from asbestos to employees and any personnel during their normal working activities.
- To meet the requirements of the regulations, it has been considered necessary to commission a Refurbishment and Demolition survey on the premises: Part access sampling and identification survey; this survey provides a statement on the true condition and whereabouts of asbestos on the site.
- The purpose of the survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs both internally and externally and assess their condition. Representative samples are collected and analysed for the presence of asbestos. Any material which can be reasonably expected to contain asbestos must be presumed to contain asbestos, and where it appears highly likely to contain asbestos, there should be a **strong presumption** that it does.
- This assessment will enable duty holders to ascertain any necessary restrictions during refurbishment.
- This report details the findings of the survey, interprets the information gathered and makes recommendations for management and control measures to be implemented.

4. SITE SURVEY DESCRIPTION

- A survey Refurbishment and Demolition –Sampling and identification survey was carried out on the site, the purpose being to identify any asbestos containing materials (ACMs) and to keep a copy of the findings for future references.

- A full visual and/or destructive inspection was undertaken of all buildings internally and externally access permitting. Areas where suspected asbestos containing materials may be present were sampled and the location of the sample points recorded on the Asbestos Location Plan. (Appendix A1).

- Surveying and sampling methods were undertaken in accordance with HSE Document HSG264 – 'Surveying, sampling and assessment of asbestos-containing materials.'

- Bulk samples would be taken and analysed by a UKAS accredited laboratory

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5. RESULTS OF SAMPLING

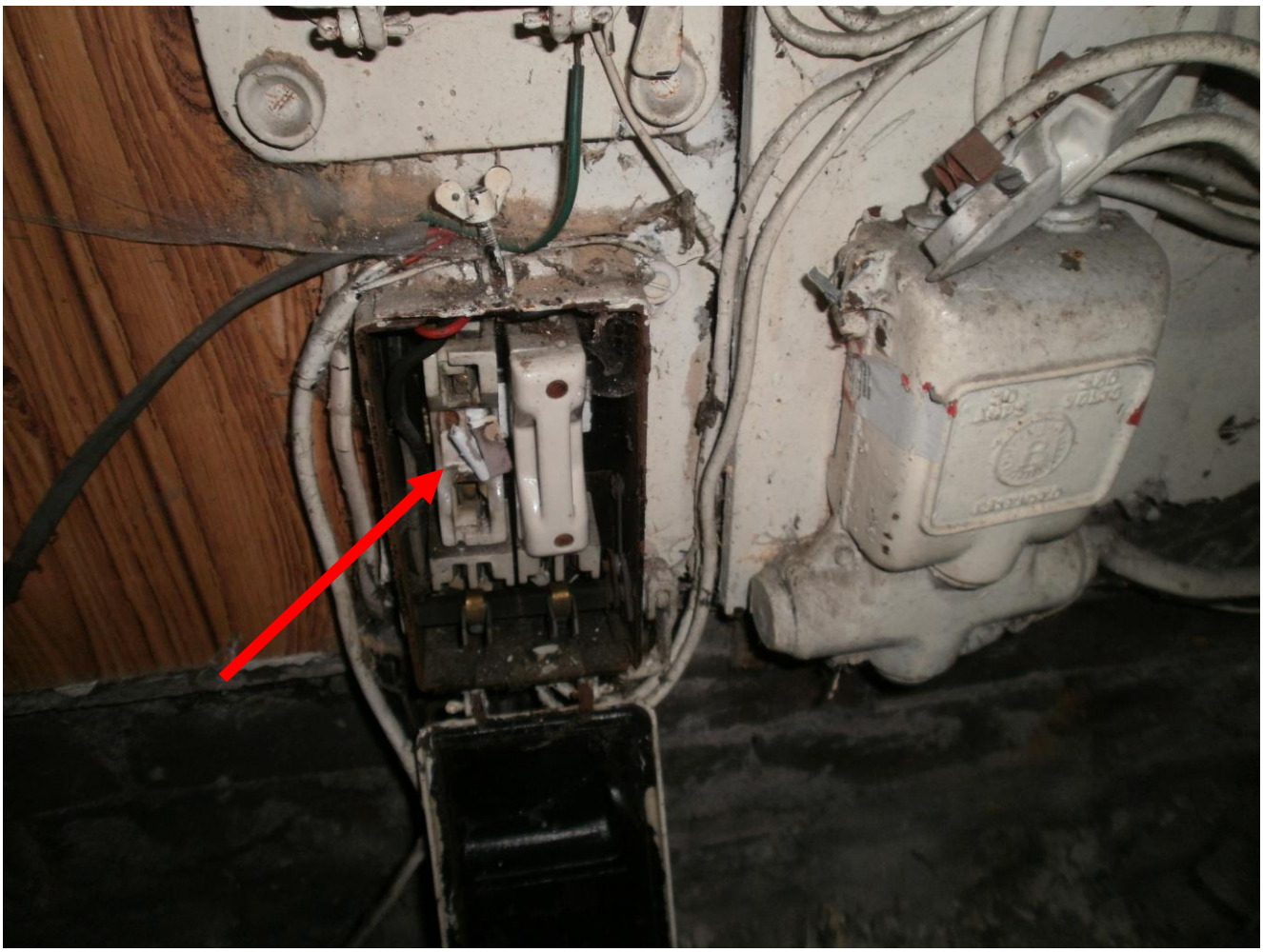
Location – Ground floor main building	Material Assessment Score = 0
Photo Number = 2891	Risk = None

Sample Location:	Butches shop vinyl floor tiles
Sample Reference:	Sample 1
Result:	NADIS
Recommendations:	No further action required regarding asbestos

Location – Ground floor main building	Material Assessment Score = 2
Photo Number = 2892	Risk = Low risk

Sample Location:	Panels to butches shop front window
Sample Reference:	Sample 2
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – Ground floor main building	Material Assessment Score = 2
Photo Number = 2893	Risk = Low risk



Sample Location:	Fuse pads in hallway
Sample Reference:	Sample 3
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – Ground floor main building	Material Assessment Score = 2
Photo Number = 2894	Risk = Low risk

Sample Location:	Cellar fuse pads
Sample Reference:	VIS3
Result:	Chrysotile
Recommendations:	Programme for planned removal

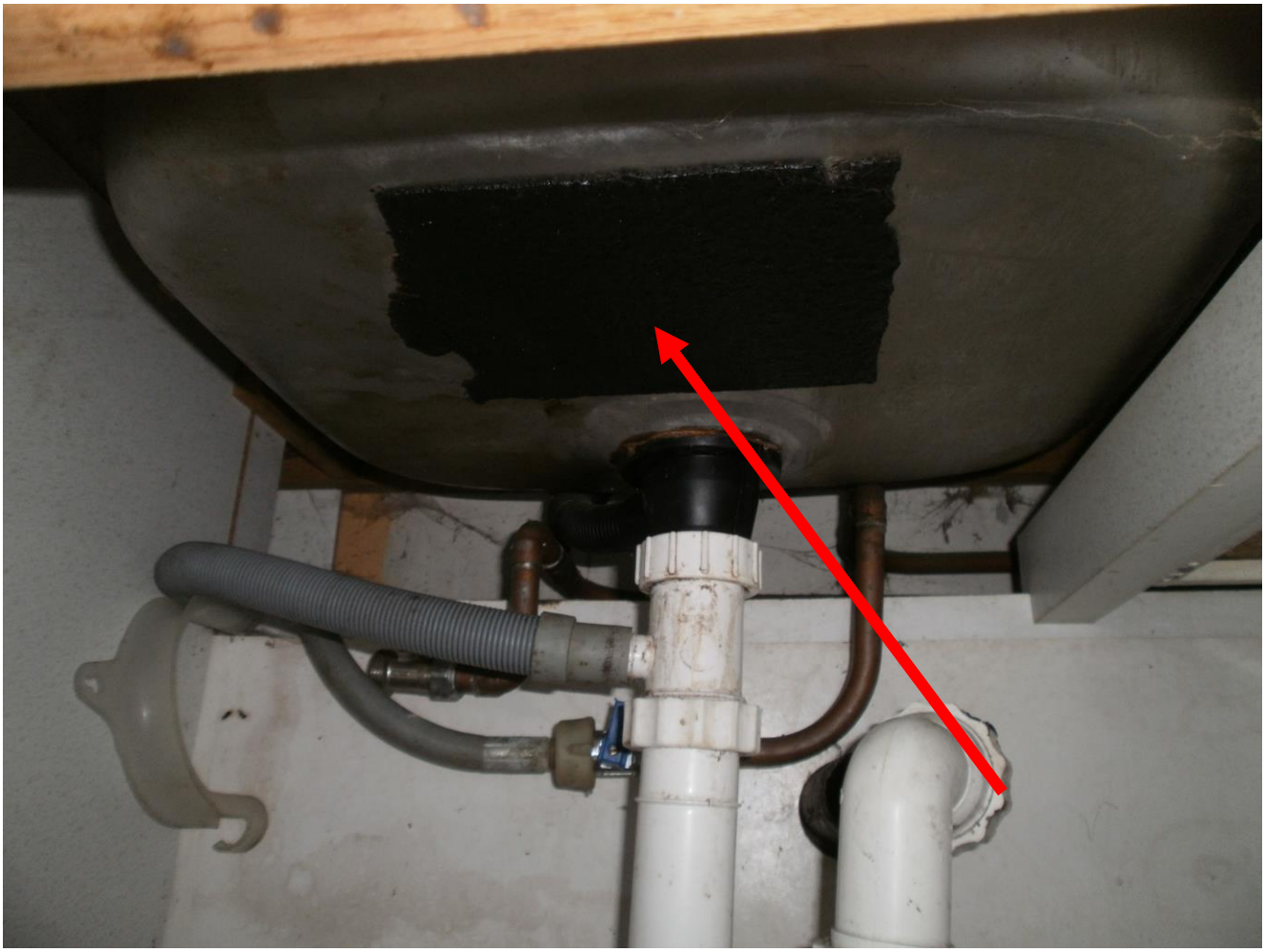
Location – Ground floor House	Material Assessment Score = 0
Photo Number = 2895	Risk = None

Sample Location:	House kitchen ceiling
Sample Reference:	Sample 4
Result:	NADIS
Recommendations:	No further action required regarding asbestos

Location – Ground floor House	Material Assessment Score = 2
Photo Number = 2896	Risk = Low risk

Sample Location:	House kitchen vinyl floor tiles
Sample Reference:	Sample 5
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – Ground floor House	Material Assessment Score = 0
Photo Number = 2897	Risk = None



Sample Location:	House kitchen mastic sink pad
Sample Reference:	Sample 6
Result:	NADIS
Recommendations:	No further action required regarding asbestos

Location – Ground floor abattoir	Material Assessment Score = 2
Photo Number = 2898	Risk = Low risk

Sample Location:	Abattoir fuse pads
Sample Reference:	VIS3
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – Ground floor abattoir	Material Assessment Score = 2
Photo Number = 2899	Risk = Low risk

Sample Location:	Abattoir fridge internal linings
Sample Reference:	Sample 7
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – Externals	Material Assessment Score = 2
Photo Number = 2900	Risk = Low risk

Sample Location:	Canopy corrugated roof sheets
Sample Reference:	Sample 8
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – Externals	Material Assessment Score = 2
Photo Number = 2901	Risk = Low risk

Sample Location:	Abattoir side corrugated sheets
Sample Reference:	VIS8
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – Externals	Material Assessment Score = 2
Photo Number = 2903	Risk = Low risk

Sample Location:	Back yard woven debris
Sample Reference:	Sample 8
Result:	Chrysotile
Recommendations:	Programme for planned removal

Location – 1st floor abattoir	Material Assessment Score = 2
Photo Number = 2902	Risk = Low risk

Sample Location:	Abattoir first floor
Sample Reference:	No sample
Result:	Presume (no access floors unsafe)

Visual Observations
6. LIMITATIONS

General

- **Where access is limited**, it should always be presumed that asbestos materials are present and appropriate PPE is worn.

- Whilst every effort is made to gain access to underground floor voids, pipe runs and wall cavities, there is a possibility that hidden areas containing asbestos materials may remain undetected.

- No original floor plans were provided.

- This report should not be used solely as a tender document. All quoted extents of asbestos are approximations and for guidance only.

7. RECOMMENDATIONS

- **Asbestos Removal & Disposal**

  Any Fibrous Asbestos Pipe Lagging, Asbestos Insulation Board (AIB), Limpet Sprays must be removed by a licensed asbestos removal contractor.

  All other asbestos materials identified, may be removed by an unlicensed contractor provided an appropriate safe removal methodology is applied and the correct PPE is worn by personnel. All asbestos must be disposed of by a licensed hazardous waste contractor.

- **General**

  The building was thought to have been built in the 50s and is made up of stone and bricks. The roof is grey slate and is supported by wooden trusses. The 2nd and 1st floors are solid walls and latte and plaster ceilings wooden floor boards with fibre glass insulation over quilt. The ground floor is the same except there are plasterboard walls and wood and solid under carpet. In the house the walls are solid and plasterboard with plasterboard for the ceilings and sold and wood floors with fibre glass insulation over quilt. The abattoir is made up of bricks and has solid and wood floors solid walls. The first floor is unsafe due to damage to the roof.

- Notes

  NADIS: No Asbestos Found In Sample

- Sample dots are located on the plans that have been provided.

MATERIAL ASSESSMENT

HSG 264 details the MRA algorithm for the purpose of establishing the relative potential of an Asbestos Containing Material (ACM) or presumed ACM to release fibres into the air in the event of it being disturbed in some way. The material risk assessment will give

A good initial guide to the priority for management of the ACM as it will identify the materials which will most readily release airborne fibres if disturbed.

A simple four parameter additive algorithm is used to assess the likely magnitude of fibre release from the material given a standard disturbance.

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

Priority Risk Assessment (PRA):
Material Risk Assessment (MRA):

The parameters which determine the amount of fibre release from an ACM are:

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

See table 1 for more details.

The MRA identifies the high risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the MRA will be the materials that should be given priority for remedial action.

To complete a comprehensive risk assessment for the ACM the likelihood of disturbance of the material also needs to be considered and the surveyor should be supported by persons with a detailed knowledge of the use of the premises to complete this.

The following factors need to be taken into account in the PRA:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

Scores between 0 and 3 are applied to each parameter under each factor heading. The scores for the parameters within each section are averaged to provide an average score for each factor detailed above. The average scores for each of the factors are added together to give the total PRA score.

Examples of Scores

1. Asbestos- reinforced composite (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
2. AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
3. Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packaging.
0. Good condition: no visible damage.
1. Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
2. Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
3. High damage or delaminating of materials, sprays and thermal insulation. Visible asbestos debris.
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.
1. Chrysotile
2. Amphibole asbestos excluding Crocidolite
3. Crocidolite

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

Total Risk Score	Action Priority Code
Very Low Risk	Action Priority Code 1:
Low Risk	Action Priority Code 2:
Medium Risk	Action Priority Code 3:
High Risk	Action Priority Code 4:

Action Priority Code 4: High Risk

Urgent management action is required; usually this will involve some form of remedial work. It is likely that Action Priority 1 ACMs have debris of a friable material present and therefore restricting access to the area would be beneficial until risk reduction is undertaken to avoid exposure.

Action Priority Code 3: Medium Risk

Programmed remediation such as removal and/ or encapsulation should be considered to reduce the risk level of Action Priority
Code 2 ACMs to Low Risk. The location of the ACM should be taken into account when deciding an appropriate remediation action as it may become damaged or further damaged at a later date if left in situ.

Action Priority Code 2: Low Risk

Friable materials in good condition will fall into this category and have a potential to become a Medium Risk if disturbed. Increased awareness and labelling can prevent disturbance and Action Priority Code 3 ACMs should be considered for removal where refurbishment projects are to be undertaken or awareness may not be sufficient.

Action Priority Code 1: Very Low Risk

ACMs where fibre release is unlikely to be a hazard under normal service conditions will be classed as Very Low Risk. Fibres may be released if a material is cut or subjected to heavy disturbance such as sanding, therefore awareness as to the presence of such ACMs should be provided.

Imminent risk of exposure – reporting procedure

Where occupational exposure is identified or considered likely, as determined by either a qualified surveyor on site, visitor or by the duty holder, then the activity must be stopped and the incident investigated and recorded by the duty holder. Where the incident occurs at the time then this will be reported to the client or person placing the instruction or any other authorised person as advised. I will report to the client any situation when it is likely that the Control Limit (as defined by CAR 2012) is being (or likely to be) exceeded or a RIDDOR1995 reportable incident has occurred. Where the client is already aware of the situation prior to a surveyor visiting site, or the client contact is made aware on site, then no formal report will be made.

Projects – refurbishment or demolition: Refurbishment and Demolition Survey

Asbestos registers are normally based on HSG 264 Management Survey data. When refurbishment or demolition is to be carried out in the premises consideration must be given to the requirement for a Refurbishment and Demolition asbestos survey to be carried out prior to any works. This is to ensure that obligations of various parties are met under the Health and Safety at Work Act 1974, Management of Health and Safety at Work Regulations 1999, CDM Regulations 2007 and Control of Asbestos Regulations 2012.

Where such surveys are required, it is important that the designers(s) of the project provide a full written scope of works, with detailed plans of the project areas, to ensure that the surveyor is sufficiently briefed and to negate unnecessary damage to the building fabric. Refurbishment and Demolition asbestos surveys are intrusive and will cause significant damage similar to when a structural engineer or building surveyor carries out 'intrusive sectional inspections'. The asbestos surveyor's objective, utilising his experience and comprehension of the written project brief, is to locate, as far as reasonably practicable, all ACMs within the project area (including those areas where access to services may be required to facilitate the project). The asbestos register section of this report shows on a record by record basis whether a Refurbishment and Demolition survey has been carried out in a particular room or area. Where a new project is commissioned, or there is a significant design change to a planned project, then advice should be sought from the asbestos surveyor to ensure the supplied Refurbishment and Demolition survey is still suitable and sufficient for the purposes of risk assessment for the project (if not additional Refurbishment and Demolition asbestos surveying may be required).

Textured Coatings – important note:

Licensable work with ACMs:

Sampling methods carried out in accordance with HSG 264 may not always identify asbestos through analysis for asbestos fibre; this is due to the often inconsistent nature of the material. Where "No Asbestos Detected" or a mixture of results are recorded, then asbestos containing textured coatings may not always be correctly represented by the sampling process. Specialist SEM (Scanning Electron Microscopy) analysis of "No Asbestos Detected" samples may provide a greater degree of certainty as to the presence of asbestos fibres within samples taken from textured coatings which with new legislation it is now Notifiable none licensed work. (NNLW)

Work with asbestos is defined as the removal, repair, or disturbance of ACMs. Work with asbestos can either be licensable or non-licensable and the determination is made by assessment of the work requirements against the pre-defined requirements of Regulation 3(3) of the Control of Asbestos Regulations 2012 (CAR 2012). Generally, high risk work, such as work with asbestos insulation, asbestos coatings and asbestos insulating board will, in most cases, need to be undertaken by a suitably licensed contractor and is likely to be subject to a 14 day notification to the enforcing authority (in accordance with CAR 2012). Works should be carried out in accordance with HSG 247- Asbestos: The Licensed Contractors Guide. The HSE currently licenses asbestos removal contractors.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the scope and specification of works. Items of asbestos debris, residue or dust may require either localised de-contamination of

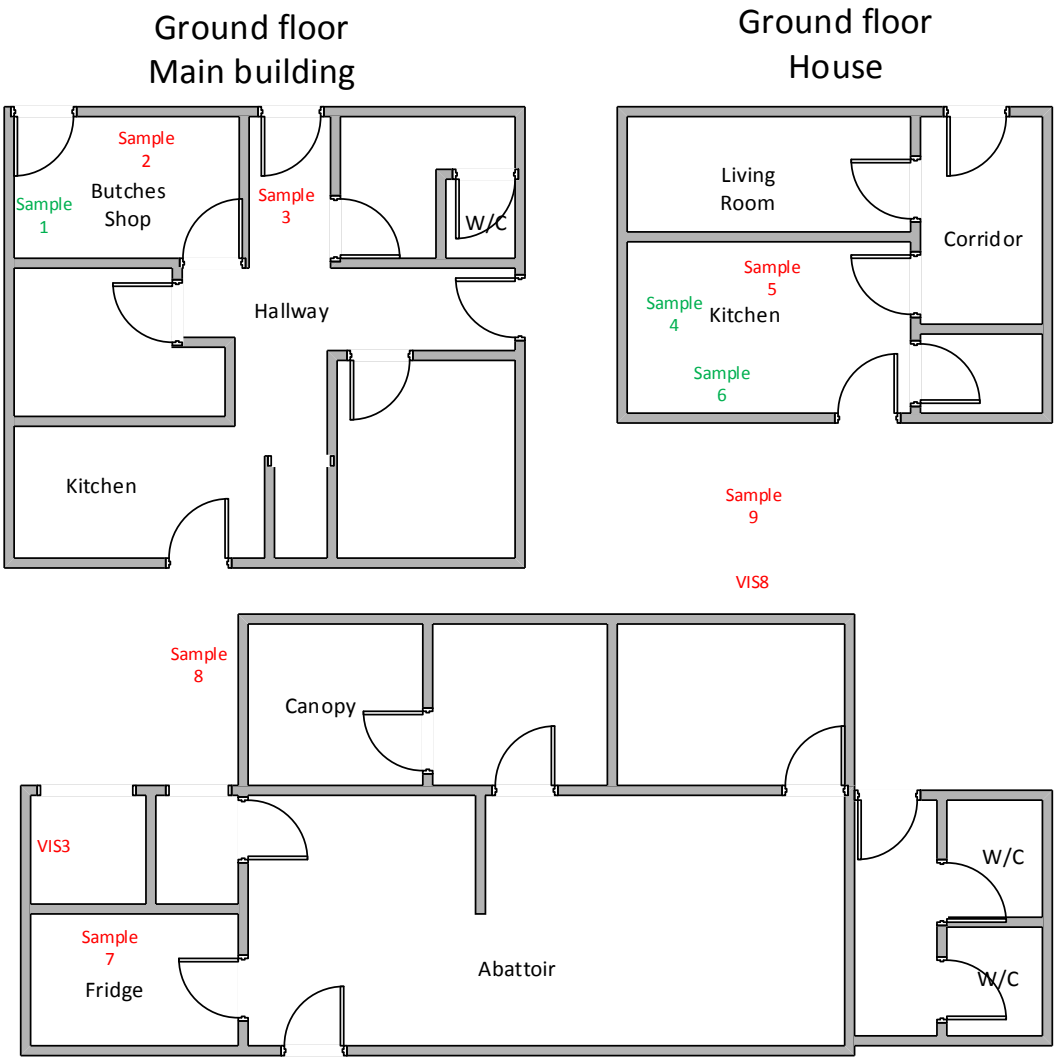
the immediate area adjacent to the identified asbestos or a full de-contamination of the room/area.
The exact extent of any asbestos installation or asbestos debris, residue or dust may not always be stated within the survey report.
Removal of non-asbestos materials, which are located within close proximity to the asbestos source which are either fibrous or porous by their nature, such as MMMF ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works. An independently provided four stage clearance involving air monitoring and visual inspections of the affected work area will be required prior to reoccupation and air monitoring will be required on a regular basis during works - especially if the building is occupied. All such services must, legally, be provided by a UKAS accredited organisation. Such procedures should be carried out in accordance to HSG 248 -
Asbestos: The Analyst's Guide for Sampling, Analysis and Clearance procedures.
Non-Licensable work with ACMs:
Work with ACMs that meets the pre-defined criteria set out in Regulation 3(3) of the Control of Asbestos Regulations 2012 can be undertaken by competent, non-licensed contractors. Please see HSG210 Asbestos Essentials for more details on requirements of such work.

Enviro surveys can assist the duty holders to write, review and implement an Asbestos Policy and Asbestos Management Plan. Additional assistance can be provided as follows:
• Undertake HSG264 Management and Refurbishment / Demolition surveys.
• Provide asbestos consultancy services.
• Carry out statutory six monthly or annual asbestos audits and provide the premises with updated registers, reports and action plans.
• Maintain and update asbestos records using electronic database systems or provide internet based asbestos registers.
• Provide asbestos awareness training.
• Conduct assessments of contractors for competency and resourcing.
• Assist or manage the procurement of asbestos abatement services.
• Supervise licensable work with asbestos in accordance with our HSE Asbestos Supervisory License.
• Project manages asbestos remediation projects from initiation to completion.
• Undertake statutory clearance procedures and inspections and issue certificates following work with asbestos.
• Provide air monitoring services.
The asbestos register was compiled by in accordance with the Health and Safety Executive document HSG 264 and the Control of Asbestos Regulations 2012.The data may also contain historical information provided by the client.
Enviro surveys cannot be held responsible for the accuracy of any data included in the database where it is supplied by the client (including the interpretation of any supplied data). The data in this register is sourced from a live database and shows the current status of known (ACM's) for this property at the time of this survey.
This data is provided for the commissioning client only and the surveyor cannot accept any responsibility for the interpretation or use of this data by any third party.
Prior to carrying out work in any area(s) that may contain or conceal ACM's always

seek professional advice from a competent and resourced organisation or person. Accurate information on asbestos containing materials should be provided by the 'duty holder' detailed in the Control of Asbestos Regulations (CAR) 2012 to anyone at risk from asbestos in the premises. Under the current regulations all employers have a legal duty to ensure that employees or other persons are not exposed to asbestos containing materials (refer to CAR2012). If the initial survey for the property has not been audited in the last 12 months then a formal audit is required. HSG 264 Asbestos: The Survey Guide issued on 29th January 2010 superseded the previous guidance document MDHS100:
Surveying, Sampling and assessment of asbestos containing materials (issued July 2001).
In L127 (ACoP) to Regulation 4 of CAR2012, the HSE recommend that the condition of ACMs should be re-inspected every 6-12 months even if the material is in good condition. A written record must be made and should be disseminated to anyone who may be at risk from disturbing ACMs.

GUIDANCE FOR THE DUTY HOLDER RESPONSIBLE FOR NON-DOMESTIC PREMISES:

See section 5 for further details.
If Enviro surveys can assist with the safe planning and organising of remediation works and can assist with the auditing procedure and ongoing management of risks from asbestos in the premises. Please do not hesitate to contact us for further information. (craig@enviro-surveys.co.uk)
Once the review is completed the Duty Holder needs to ensure the asbestos register and action plan is kept up to date and, wherever possible, a copy is kept in a safe but accessible location on the premises and persons who may be affected by the risks are kept informed and aware of the risks from asbestos within the property.


Ground floor
Main building
Sample 2
Butches Shop
Sample 1
Sample 3
W/C
Hallway
Kitchen
Ground floor
House
Living Room
Corridor
Sample 5
Sample 4
Kitchen
Sample 6
Sample 9
VIS8
Sample 8
Canopy
VIS3
Sample 7
Fridge
Abattoir
W/C
W/C

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'. Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s). In this instance, Acorn Analytical Services Limited guarantees the accuracy of the sample analysis only. This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited. Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation.

Client Details

Client Name	Client Address	Contact Name
Enviro Surveys Limited	Foxhall Farm Owler Lane Birstall WF17 9BW	Craig Gilroy

Site Details

Project Number	Site Address	Date Samples Received
PRSN13195	The Butchers Sheffield Road Pennistone S36 6HH	07 March 2014

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Craig Gilroy	Enviro Surveys Limited	07 March 2014

Analysis Details

Report Produced By	Sample Analysis By	Date Samples Analysed
Claire Slinger-Jackson	Jonathan Parker	08 March 2014

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
BS41721	Vinyl	Shop	Not Applicable	S1 : Vinyl	Non detected

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Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
BS41722	Cement	Shop	Not Applicable	S2 : Window panels	Chrysotile
BS41723	Paper	Not Applicable	Hallway	S3 : Paper	Chrysotile
BS41724	Textured Coating	House	Kitchen	S4 : Ceiling	Non detected
BS41725	Vinyl	House	Kitchen	S5 : Floor	Chrysotile
BS41726	Bitumen	House	Kitchen	S6 : Sink pad	Non detected
BS41727	Cement	Not Applicable	Not Applicable	S7 : Fridge lining	Chrysotile
BS41728	Cement	Not Applicable	Not Applicable	S8 : Canopy roof sheets	Chrysotile
BS41729	Textiles	Not Applicable	Not Applicable	S9 : Debris	Chrysotile

Signatures

Sample Analysis By	Analyst Signature	Sample Analysis Date
Jonathan Parker		08 March 2014

Issued By	Issued By Signature	Issue Date
Jonathan Parker		10 March 2014

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End of Report