

ASBESTOS SURVEY REPORT

Report Number: OJS1050

Demolition Asbestos Survey



Workshops 1, 2, & 3
Junction 38 Industrial Estate,
Huddersfield Road,
Darton,
Barnsley,
S75 5QQ

**Report on the location and condition
of Asbestos Containing Materials (ACMs)**

Date: 19th February 2022

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SECTION ONE

INTRODUCTION

We have been instructed by Wainwrights to carry out a Demolition Asbestos Survey at their premises Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ.

Scope of Works:

To carry out an Asbestos Survey in order to determine the presence of Asbestos Containing Materials within the building and to also comply with the Control of Asbestos Regulations 2012.

This can be summarised as follows;

To undertake a full destructive survey (Demolition Asbestos Survey) of all accessible parts of the building.

To take samples of any materials suspected of containing asbestos products and to have these independently analysed by a UKAS accredited laboratory. This is in accordance with HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures (First Edition).

To prepare a thorough report detailing all known asbestos, type, quantity, location and risk assessment.

Areas Covered:

Fully properties

Areas Not Accessed:

N/A

Duty of Care

An employer has a duty of care under the Health and Safety at Work Act to ensure that the health of his employees is not put at risk due to either an unsafe system of work or by the environment they are working in.

This is also addressed under the Management of Health and Safety at Work Regulations 1999. This places a duty on employers to assess all risks posed as part of their undertaking including their buildings, and to take suitable measures to reduce these risks. Therefore, if asbestos is present in the workplace, it is the employer's responsibility to know where it is located and to also ensure that it is maintained in a safe and proper manner.

Managing Asbestos:

Before carrying out any work with asbestos, CAR already places a duty on employers to make an adequate assessment of any exposure to asbestos and to prepare a suitable written plan of work detailing how the work is to be carried out. The new duty to manage asbestos in non-domestic premises will require the employer to make an assessment as to whether asbestos is or is likely to be present. Where this is the case, the employer must prepare a written plan identifying the areas concerned and specifying the measures to manage these risks. Both the assessment and the plan must be reviewed, recorded, and updated regularly. The risks will vary with circumstances, ranging from normal occupation of the premises to the repair, refurbishment and removal of the ACM and they will need to be assessed accordingly.

The broad requirements on employers and building owners are to:

- Take suitable and sufficient steps to determine the location of materials likely to contain asbestos;
- Presume materials to contain asbestos, unless evidence to the contrary can be given;
- Make and maintain a written record of the location of the asbestos and presumed asbestos materials;
- Monitor the condition of asbestos and presumed asbestos materials at regular

intervals;

- Assess the risk of exposure from the asbestos and presumed asbestos materials and document the actions necessary to manage the risks;
- Take steps to confirm that the actions above are carried out;

To manage the risk from asbestos, it will be necessary to:

- Keep and maintain an up to date log of the location, condition, maintenance and removal of all asbestos containing materials on the premises.
- Repair, seal or remove if there is a risk of exposure due to its condition or location;
- Maintain a good state of repair;
- Inform anyone who is likely to disturb it about the location and condition of the material;
- Have arrangements and procedures in place so that work which may disturb the materials complies with the CAR;
- Review the plan at regular intervals;

Method of Survey

The Health and Safety Executive have issued Guidance Note HSG 264, which defines the following two types of survey.

Management surveys

Management surveys should be carried out on properties which contain or possibly contain ACMs. 'Asbestos-free' dwellings should be recorded as such in the management plan and do not need surveying, however workers in such premises (particularly pre-2000) should constantly be vigilant. A proportion of properties in each category (i.e. contain or possibly contain ACMs) and each archetypal group should be surveyed. Exact sampling ratios cannot be specified, as the proportion will depend on the variability of housing stock. A proportion should be surveyed until the results demonstrate, as far as reasonably practicable, that there is consistency in the range of ACMs in the property type. Not every property will contain all ACM items, but the range of ACMs in the property types will be known. Every non-surveyed property has the potential to contain all the ACMs in the range and these should be managed on this basis. Where there is considerable variability, the ratio surveyed will be high.

Information from the management surveys can be enhanced with data from more intrusive surveys when circumstances allow, e.g. when properties are vacant. Information from refurbishment and demolition surveys should be used to update the asbestos register for that particular type of property.

Management surveys, supported by refurbishment and demolition surveys, should be used as the primary means of managing routine maintenance work in domestic premises. However, duty holders must recognise that these surveys are limited in their scope and extent of intrusion and therefore do not provide sufficient information on the presence of ACMs for larger scale refurbishment and other improvement projects.

Refurbishment Surveys

Refurbishment and demolition surveys will be required where refurbishment or other work involving disturbing the fabric of the building is to be carried out. The survey strategy for refurbishment works is similar to that for management surveys. Refurbishment and demolition surveys should also be carried out on a proportion of properties in the work programme. The ratio again will depend on asbestos variability within the housing stock and may be high where there is substantial variation. A proportion should be surveyed until the results demonstrate, as far as reasonably practicable, that there is consistency in the range of ACMs within the property type and that there is an accurate report of asbestos presence. The refurbishment and demolition survey will only be necessary in the specific area / location where the works will take place, e.g. cupboard, part of a room, kitchen / bathroom etc. Further refurbishment and demolition surveys will be necessary in other locations when new improvement schemes are proposed. These localised refurbishment and demolition surveys should have the specific purpose of identifying ACMs for removal, control or avoidance during the refurbishment works.

For house improvement schemes and other project work, refurbishment and demolition surveys should be incorporated into the planning phase of such work as much as possible. This will avoid delays and disruption etc. Where the work is urgent (e.g. essential or emergency maintenance, repair and installation), the refurbishment surveys may have to be carried out just before the work itself. Surveys should be performed with the relevant due diligence.

The above strategy requires management arrangements which reflect the circumstances and uncertainty of ACMs in domestic premises. There will always be the potential for ACMs to have not been identified before maintenance and refurbishment work is carried out. In these situations, the management arrangements must include the following:

- Adequate asbestos training of trades people (e.g. to cover awareness, including identification) and work procedures;
- Arrangements must be in place to ensure that asbestos registers or records are checked before work commencing and that there are procedures for dealing with any suspect / suspicious / unknown material, i.e. to stop work, check material etc.;
- Adequate supervision to ensure procedures are implemented and followed.

Limitations of Survey

Whilst the survey staff will have made every effort to examine all suspected materials, we cannot guarantee that all the asbestos-based materials have been located. Some may be well hidden within the fabric of the building and may only come to light when the building is being demolished or refurbished.

Analysis of Samples

Samples were analysed by NB Analysis Ltd, an independent UKAS accredited laboratory accredited to ISO 17025 for asbestos sampling and identification, taking of air tests and fibre counting.

Their identification of the presence of asbestos is made in accordance with in-house documented methods, which employ stereo microscope examination followed by polarised light microscopy including dispersion staining. The method is defined in HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures (First Edition).

Where asbestos is not positively identified, the result is quoted as none detected.

Asbestos Product Types

Loose asbestos insulation

Some fibre doors contained loose asbestos insulation sandwiches between the wooden or metal facing to give them the appropriate fire rating. Loose asbestos was also packed around electrical cables, sometimes using chicken wire to contain it. Mattresses containing loose asbestos were once widely manufactured for thermal insulation. Acoustic insulation has been provided between floors by the use of asbestos in paper bags, and in some areas near asbestos works it is not unknown for loose asbestos to have been used as a readily available form of loft insulation.

Sprayed asbestos coatings

These are normally homogeneous coatings sprayed or trowelled onto reinforced concrete or steel columns or beams as fireproofing. Sprays were also commonly used on the underside of ceilings for fireproofing, sound and thermal insulation in many high-rise buildings. Warehouse and factory premises commonly had sprayed asbestos applied to walls and ceilings for insulation purposes. In some larger spaces, sprays were also applied to walls and ceilings for acoustic and decorative purposes (theatres, cinemas, studios, halls etc.). The depth of the spray depended on the fire rating and substrate, and would vary from 10 to 150mm thick. The dry sprayed coatings may have a candy floss appearance if left untamped (rarely found in the UK). The wet sprayed / trowelled coatings are usually denser, and those with higher proportions of Portland cement that have been well tamped can be quite hard. Surfaces may be sealed with an elasticised paint or proprietary encapsulant, sometimes reinforced with calico or man-made fibre mesh or left completely unsealed. Spray coatings are vulnerable to accidental damage and also to delamination due to water leakage releasing debris onto the floor and other horizontal surfaces. Overspray onto areas and recesses surrounding the object that was being coated is common. Spray coatings may have deteriorated significantly since installation and must be treated with caution.

Thermal Insulation

Asbestos was widely used for thermal insulation of pipes, boilers and heat exchangers. There are a number of different types and forms of insulation, often with multi-layer construction. The simplest form to apply was pre-formed sections made to fit the diameter of the pipe. These would be strapped to the pipes, which could be calico wrapped, painted (e.g. Decandex finish) or sealed with plaster (often containing asbestos). Other types of asbestos containing felts, blankets, tapes, ropes and corrugated papers were used instead of the pre-formed sections. For bends, joints, small sections of pipe and repairs, an asbestos-containing plaster was wet mixed on-site and hand applied to these areas. Larger installations were also insulated with asbestos-containing plaster which was marketed as plastic, but various local names were used for this hand applied insulation (e.g. muck). Larger thicknesses of insulation would be pre-formed (e.g. Caposil) and would be wired into place with various other coatings or layers applied depending on the insulation required. Very hard wearing coatings were known as Bulldog finishes and may contain metal sheets and / or chicken wire reinforcement beneath a hard plaster finish. External pipes may also be clad with sheet metal or painted with bitumen to give additional weatherproofing. As installers would often use whatever

materials were available to hand or in stock, it is very common to find variation on the same pipe or boiler. Particular attention must be paid to bends and valves or where it is evident that repairs have been made.

Millboard

Millboard was used when a low cost, relatively soft, low density board with modest mechanical properties, but with good fire, insulation, thermal and electrical properties could be specified. This is generally found in industrial premises, but has been used as exterior lining to ventilation ducts and was commonly used inside fire doors.

Asbestos Insulating Board (AIB)

Widely used in premises for internal partition walls and linings and for fire protection, acoustic and thermal insulation. Suspended ceiling tiles were often made from AIB. Insulating boards come in a range of densities and can be subject to damage by the use of moderate force (e.g. kicking). There may be variations due to later construction of partition walls as part of a development or refurbishment. All kinds of combinations may be found and surveyors must be alert for all possibilities. Areas around lift shafts, stairwells and service risers in multi storey buildings were commonly lined or faced with AIB or composites. Similarly, areas were also faced with AIB to achieve the appropriate fire rating. AIB is usually found inside premises, but weather protected exterior areas such as porches and soffits may also contain AIB.

Asbestos insulating board (AIB) in composite materials

Asbestos insulating board was used in composite materials and may be sandwiched between or surfaced with non-asbestos products such as straw board, plywood, metal mesh, sheet metal and plasterboard.

Asbestos papers, felts and cardboard

Air conditioning trunking may be insulated internally with Paxfelt or externally with other asbestos containing felt, cardboard and paper for acoustic and heat insulation. Asbestos papers were widely used to line the surfaces of other boards, ceiling tiles and sheet materials.

Asbestos textiles

Asbestos textiles were manufactured for primary heat (e.g. insulation tapes and ropes) or fire protection uses (e.g. fire blankets, fire curtains, fire resistant clothing). Textiles were also widely used as a reinforced material in friction products / composites.

Asbestos gaskets, washers and strings

A wide range of asbestos gaskets have been produced and are used for sealing pipe and valve joints in industrial plants, but they may also be found in some older domestic boilers etc. Asbestos string was widely used by plumbers for sealing various screw thread joints.

Asbestos cement sheets and tiles used for roofing and cladding

Asbestos cement (A/C) has been extensively used for roofing and cladding on industrial, public and some domestic premises. Corrugated / profile sheets are commonly found, but flat sheets have also been widely used for exterior and some internal cladding (e.g. panels below windows and on walls in older prefabricated housing).

Moulded asbestos cement products

A wide range of moulded compressed A/C products have been used inside premises (e.g. waste pipes, cold water tanks, flues etc) and outside (e.g. gutters, downpipes, flues, cowls etc). Many other items have been moulded from asbestos cement. Asbestos cement pipes are also used underground (e.g. from local drainage to regional water supply systems).

Textured coatings, paints and plaster used for decorative effects

These were often manufactured containing a small percentage of asbestos. Artex, Wondertex, Suretex, Newtex, Pebblecoat and Marblecoat are examples of typical trade products which usually contained a small percentage of Chrysotile asbestos.

Bitumen products

Bitumen based roofing felts are damp proof courses that have been widely reinforced by the addition of asbestos, usually in the form of Chrysotile paper. Bitumen based wall and floor coverings were also produced. Some mastics used to stick the bitumen products together commonly had asbestos added to them to provide flexibility. Other sealants also had asbestos added to improve the performance of the product.

Flooring products

Polyvinyl chloride (PVC or vinyl) tiles were manufactured with added asbestos to meet a British standard and often contained a small percentage (5-7%) of very fine Chrysotile. Black and brown thermoplastic tiles containing larger amounts and often visible clumps of Chrysotile were also produced. Sheet floor coverings were sometimes backed with a thin layer of Chrysotile paper (e.g. Novilon, a vinyl floor covering which was more common in Europe). Some underfelts for carpets and linoleum were also manufactured containing asbestos. The mastics that were used to bond the floor coverings to the surface could also contain asbestos. Some hard wearing composite floors (e.g. magnesium oxychloride) also contain around 2% of mineral fibres which could be asbestos.

Asbestos reinforced plastic/resin composites and friction products

Asbestos reinforced plastics and resin composite material were used for windowsills, capping for banisters, school and laboratory worktops, toilet cisterns etc. The material is often black and has a high density and scratch resistance. Asbestos textiles were widely used as reinforcing material in friction products (e.g. conveyor and fan belts, brake and clutch linings etc.). Older asbestos containing components may still be in use or present in vehicle repair and maintenance workshops and stores.

Metal asbestos composites

Flues for wood burning stoves were commonly constructed from a metal asbestos. The asbestos was added as insulation between the inner and outer layers of stainless steel to give a high degree of insulation when passing through floors and on the outside to prevent sudden cooling of the flue gases. Durasteel metal panels were used to provide a strong construction with a certain degree of insulation by incorporating a layer of asbestos paper.

Wall jointing tapes and fillers

Chrysotile textile tapes and webbing were used to reinforce wall joints before plastering. Several types of wall plugs and some wall repair fillers had asbestos added to give additional strength and flexibility. These are very difficult to locate as they are integrated into the plaster finish.

Domestic appliances and products

Many domestic appliances and products contain asbestos insulation materials for thermal or electrical insulation, including ironing boards, hairdryers, oven seals, simmering plates etc. Some

older electric fires, storage radiators, old gas fires with catalytic elements or coal or log effect gas fires may also contain ACMs.

Industrial sites, factories and plant

Industrial sites (e.g. refineries, power stations, warehouses and factories) often contained substantial amounts of asbestos. Many of the examples given for spray, thermal insulation and pipe lagging come from industry.

High performance ACMs were usually specified to cope with the higher temperatures and pressures prevalent at industrial sites. Some machinery may also incorporate asbestos gaskets and friction products (e.g. clutches, brake pads, drive belts and conveyor belts). The high power requirements of industry also saw increased use of asbestos insulation in electrical cables and switchgear.

Dust and debris

Damaged materials will release dust and debris. Often, the source of the debris is obvious, but if poor removal and / or a poor level of clean up has taken place, only asbestos dust and debris will be left. This will have accumulated on horizontal surfaces and will be in difficult to clean areas. Poor removal will also leave debris, either remaining in situ from where it should have been removed or as scattered debris, again in often difficult to clean areas.

Non asbestos replacement materials

Many materials in buildings will be non asbestos, and many of these can be readily recognised as such. More recently constructed premises will often contain substitute non-asbestos materials which cannot be differentiated without analysis.

MATERIAL RISK ASSESSMENT SCORES

Scores for asbestos materials are calculated using the following categories and are based on the addition of a variable from each of these;

Material Description

Sprayed Coatings	Score 16
Coatings	Score 14
Insulation	Score 12
Insulating Board	Score 10
Woven Insulation	Score 8
Cement Products	Score 6
Textured Coatings	Score 4
Thermoplastic Floor Tiles	Score 2
Bitumen Products and Bonded Products	Score 2

Is the Material Sealed

Unsealed and Friable	Score 8
Locally Unsealed	Score 6
Sealed Completely	Score 2

Is the Area Occupied Daily

Yes	Score 6
No	Score 2

Susceptibility to Damage

Easily Damaged	Score 10
Damage Possible	Score 6
Damage only likely during Works	Score 2

Material Location

To Vent Systems	Score 10
Trading Area	Score 8
Internal Area	Score 6
Accommodation Area	Score 4
Roof Voids	Score 2
External Service Area	Score 2

USING RISK ASSESSMENT SCORES

A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the required works. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken.

For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment.

For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.

BULK SAMPLES – ANALYSIS SUMMARY

Sample No.	Location	Element Sampled	Type of Asbestos Detected
1	Confined Space Workshop 2	Debris Material	No Asbestos Detected
2	Confined Space Workshop 2	Cement Product	No Asbestos Detected
3	Electrical Panels Workshop 2	Woven Rope	No Asbestos Detected
4	Electrical Panels Workshop 2	Cement Product	Chrysotile
5	Electrical Cable Workshop 2	Bituminous woven wrap	No Asbestos Detected
6	Ceiling Panels Workshop 2	Cement Product	Chrysotile
7	Ceiling Void Workshop 2	Bituminous roofing felt	No Asbestos Detected
8	Workshop 2	Thermoplastic Floor Tiles	Chrysotile (within tile & adhesive)
9	Ceiling Panels Workshop 2	Fibre Board	No Asbestos Detected
10	Notice Board Workshop 2	Fibre Board	No Asbestos Detected
11	Downpipes Multiple Locations	Cement Product	Amosite & Chrysotile
12	Workshop 2 (Single Storey)	Bituminous Damp Proof Course	No Asbestos Detected
13	Corrugated Roof (Single Storey)	Cement Product	Chrysotile
14	Electrical Panels Workshop 3	Woven Insulation	Chrysotile
15	Fire Door Workshop 3 storeroom	Insulating Board	Chrysotile
16	Ceiling Workshop 3 storeroom	Insulating Board	No Asbestos Detected

KEY

Crocidolite:	Blue Asbestos
Amosite:	Brown Asbestos
Chrysotile:	White Asbestos

Survey Completed by: Ian Watson

On behalf of: OJ Health and Safety Solutions Ltd

Date Surveyed: 19th February 2022

Samples taken by: Ian Watson

On behalf of: OJ Health and Safety Solutions Ltd

Date Sampled: 19th February 2022

Analysis by: Nigel Brown & Natalia Norbertczak

On behalf of: NB Analysis Ltd

Date Analysed: 21st February 2022

A copy of the Analyst's report is enclosed at the rear of this document.

SUMMARY

Non Licensed Works:

The asbestos detailed below may be removed by a non-licensed asbestos contractor, working in accordance with the ACOP L143 “Work with materials containing asbestos 2012.”

The waste must be consigned to a licensed site via a carrier licensed to transport hazardous waste.

Location	Element Sampled	Asbestos Type	Material Description	Approximate Amount
Electrical Panels Workshop 2	Cement Product	Chrysotile	Cement Product	10 panels
Ceiling Panels Workshop 2	Cement Product	Chrysotile	Cement Product	85m ²
Workshop 2	Thermoplastic floor tiles	Chrysotile (within tile & adhesive)	Thermoplastic Floor tiles	65m ²
Multiple Locations	Cement product Downpipes	Amosite & Chrysotile	Cement product downpipes	6 pipes
Single storey building workshop 2	Corrugated cement Sheets	Chrysotile	Corrugated cement sheets	30m ²
Electrical Panels Workshop 3	Woven insulation (behind fuses)	Chrysotile	Woven Insulation	Throughout panels
Storeroom Workshop 3	Fire Door insulating board	Chrysotile	Insulating board	1 Fire Door

Licensed Works:

The asbestos detailed below must be removed by a licensed contractor, working in accordance with the “Control of asbestos regulations 2012.”

The areas must be clearance tested by an independent UKAS analyst and a certificate of reoccupation issued prior to handover.

The waste must be consigned to a licensed site via a carrier licensed to transport hazardous waste.

Location	Element Sampled	Asbestos Type	Material Description	Approximate Amount
None				

Specific Recommendations:

Refer to section 2

We trust that this report and the information contained within meets with your requirements.

Should you require any further information or advice on the treatment or removal of asbestos products, please contact the undersigned.

Assuring you of our best attention at all times,



Neil Denning BSc(Hons) CMIOSH MIIRSM

Chief Executive Officer.

OJ Health and Safety Solutions Ltd.

Caveat

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works commencing.

Survey techniques used involves trained and experienced surveyors using the combined approach of both visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials may remain in the property or area covered by that survey. This could be due to various reasons:

Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.

Materials may be hidden or obscured by other items or cover finishes i.e. paint, overboarding, disguising etc. Where this is the case, its detection will be impaired.

Asbestos may be hidden as part of the structure of the building and is not visible until the structure is dismantled at a later date.

Debris from previous asbestos removal projects may well be present in some areas. General asbestos debris does not form part of this survey; however all good intentions are made for its discovery.

Where an area has been previously stripped of asbestos (i.e. plant rooms, ducts etc.) and new coverings added, it is worth noting that asbestos removal techniques have improved steadily over recent years since its introduction. Most notably would be the Control of Asbestos Regulations 2012 laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standards and therefore debris may be present below new coverings.

This survey will detail all areas accessed and all samples taken. Where an area is not covered by this survey will likely be due to no access for a specific reason i.e. working operatives, sensitive location or just simply no access.

It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the

survey. Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined spaces. Where electrical equipment is present and presumed in the way of the survey, no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.

Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case, the sample taken may not be representative of the whole product throughout.

Where a survey is carried out under the guidance of the owner of the property or their representative, then the survey will be as per the owners instructions and guidance at that time.

OJ Health and Safety Solutions Limited cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

OJ Health and Safety Solutions Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos, some danger is unavoidable and will be limited to only that necessary for the taking of the sample.



SECTION TWO

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Confined Space (Basement)	SP001	Throughout	No Asbestos Detected (NAD)	
		Surveyors Comments Workshop 2 confined space area was inspected for asbestos containing materials. Samples were taken of the debris materials within this area. Analysis has not detected any asbestos within the debris throughout the basement.		

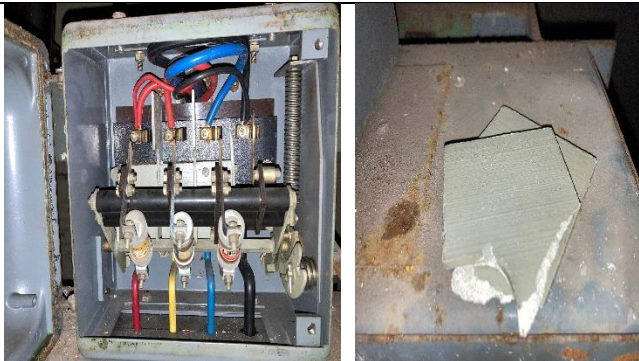
Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Confined Space	SP002	25lm	NAD	
		Surveyors Comments Workshop 2 confined space area was inspected for asbestos containing materials. Samples were taken of the cement product attached to the steel beams. Analysis has not detected any asbestos within this material.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

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Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Electrical Panels	SP003	10 panels	NAD	
		Surveyors Comments		
		Workshop 2 electrical panels were inspected for asbestos containing materials. Samples were taken of the woven rope seal to doors. Analysis has not detected any asbestos within this material.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

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Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Ground floor electrical panels	SP004	10 panels	Chrysotile	
		Surveyors Comments Workshop 2 ground floor electrical panels were inspected for asbestos containing materials. Samples were taken of cement product separation fins within the panels. Analysis has detected Chrysotile (White) asbestos within this material. I would recommend that these are removed by a competent person under the Control of Asbestos Regulations 2012 once all electrics have been fully isolated by a qualified electrician.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
6	6	6	6	6	30
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

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Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Electrical Cable	SP005	3lm	NAD	
		Surveyors Comments		
		Workshop 2 electrical cable was inspected for asbestos containing materials. Samples were taken of the bituminous woven wrap. Analysis has not detected any asbestos within this material.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Interior Roof	SP006	125m ² (Approximate)	Chrysotile	
		Surveyors Comments Workshop 2 ceiling was inspected above the mezzanine floor for asbestos containing materials. Samples were taken of Cement product board underneath the insulating panels. Analysis has detected Chrysotile (White) asbestos with the cement board. I would recommend that all the cement boards are removed by a competent person under the Control of Asbestos Regulations 2012.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
6	6	6	6	6	30
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Interior Roof	SP007	85m ²	NAD	
				
Surveyors Comments Workshop 2 interior roof was inspected for asbestos containing materials. Samples were taken of the bituminous roofing felt. Analysis has not detected any asbestos within this material.				

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Ground floor front office	SP008	65m ²	Chrysotile	
				
Surveyors Comments Workshop 2 ground floor front office was inspected for asbestos containing materials. Samples were taken of the thermoplastic floor tiles. Analysis has detected Chrysotile (White) asbestos within the tile and adhesive. I would recommend that the floor tiles and adhesive are removed by a competent person under the Control of Asbestos Regulations 2012.				

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
2	6	6	6	6	26
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Ground floor front office	SP009	2 boards	NAD	
				
Surveyors Comments Workshop 2 ground floor front office was inspected for asbestos containing materials. Samples were taken of the compressed fibre notice board. Analysis has not detected any asbestos within this material.				

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Ground floor entrance	SP010	20m ²	NAD	
				
Surveyors Comments Workshop 2 ground floor front entrance was inspected for asbestos containing materials. Samples were taken of the compressed fibre board to ceiling. Analysis has not detected any asbestos within this material.				

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Downpipes	SP011	see floor plans	Amosite & Chrysotile	
		Surveyors Comments All 3 workshops were inspected for asbestos containing materials. Samples were taken of cement product downpipes. Analysis has detected both Amosite (Brown) & Chrysotile (White) asbestos within these pipes. I would recommend that all the cement downpipes are removed by a competent person under the Control of Asbestos Regulations 2012		

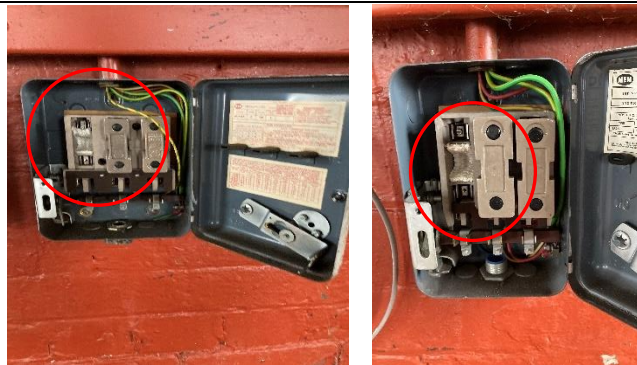
Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
6	6	6	6	6	30
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 single storey building	SP012	15lm	Chrysotile	
	Surveyors Comments			
	Workshop 2 single storey building was inspected for asbestos containing materials. Samples were taken of the bituminous damp proof course from multiple locations. Analysis has not detected any asbestos within this material, however, the previous report has identified this material as positive therefore this material must be treated as containing asbestos and removed by a competent person under the Control of Asbestos Regulations 2012			

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
2	6	6	6	6	26
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 single storey building	SP013	30m ²	Chrysotile	
		Surveyors Comments Workshop 2 single storey building was inspected for asbestos containing materials. Samples were taken of corrugated cement product roof sheets. Analysis has detected Chrysotile (White) asbestos within this material. I would recommend that this is removed by a competent person under the Control of Asbestos Regulations 2012.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
6	6	6	6	6	30
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 3 Electrical Panels	SP014	Throughout the electrical panels	Chrysotile	
		Surveyors Comments Workshop 3 electrical panels were inspected for asbestos containing materials. Samples were taken of the white woven insulating material. Analysis has detected Chrysotile (White) asbestos within this material. I would recommend that these are removed by a competent person under the Control of Asbestos Regulations 2012.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
8	6	6	6	6	32
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 3 Storeroom	SP015	1 Fire Door	Chrysotile	
				
		Surveyors Comments Workshop 3 storeroom was inspected for asbestos containing materials. Samples were taken of the cement insulating board material within the fire door. Analysis has detected Chrysotile (White) asbestos within this material. I would recommend that the fire door is removed by a competent person under the Control of Asbestos Regulations 2012.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
10	6	6	6	6	34
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 3 Storeroom	SP016	12m ²	NAD	
		Surveyors Comments Workshop 3 storeroom was inspected for asbestos containing materials. Samples were taken of the insulating board material on the ceiling. Analysis has not detected any asbestos within this material.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Confined Space (Basement)	NS001	60m ²	NAD	
		Surveyors Comments Workshop 2 confined space was inspected for asbestos containing materials. No asbestos was detected within this area.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 Lower ground floor	NS002	85m ²	NAD	
		Surveyors Comments Workshop 2 lower ground floor was inspected for asbestos containing materials. No asbestos was detected within the area.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 2 interior roof void	NS003	85m ²	Chrysotile	
				
Surveyors Comments Workshop 2 interior roof void was inspected for asbestos containing materials. As per sample number SP006 Chrysotile was detected within the cement product panels.				

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
6	6	6	6	6	30
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Cavity Wall	NS004	N/A	NAD	
		Surveyors Comments Cavity walls were inspected for asbestos containing materials. No asbestos was detected		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 1 Chimney	NS005	40m ²	NAD	
		Surveyors Comments		
		Workshop 1 chimney was inspected for asbestos containing materials. No asbestos was detected		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 1	NS006	50m ²	NAD	
	Surveyors Comments			
	Workshop 1 was inspected for asbestos containing materials. No asbestos was detected within main area.			

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Workshop 3	NS007	50m ²	NAD	
		Surveyors Comments Workshop 3 was inspected for asbestos containing materials. No asbestos was detected within the main area.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
0	0	0	0	0	0
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					

Location	Client	Job No	Date of Survey	Surveyor
Workshops 1, 2 & 3 Junction 38 Industrial Estate, Huddersfield Road, Darton, Barnsley, S75 5QQ	Wainwrights	OJS1050	19 th February 2022	Ian Watson
Room Description	Sample Number	Quantity	Asbestos Type	
Exterior	NS008	N/A	Amosite & Chrysotile	
		Surveyors Comments Exterior off all workshops were inspected for asbestos containing materials. As per sample number SP011 there are multiple waste downpipes and as per sample number SP013 there is corrugate cement roof sheets to single storey building.		

Material Description	Existing Protection (Material sealed)	Daily Occupied	Susceptibility to Damage	Material Location	Total Points
6	6	6	6	6	30
A score of 32 or greater will trigger responsive remedial action, although the actual criteria for the action that is initiated can be varied depending on your specific asbestos policy. The higher the risk score over 32, the more urgent the works required are. A risk score of 40 or more will require the asbestos consultant to contact the client to enable restricted access and / or for immediate action to be taken. For risk scores between 21 and 31 it may be necessary to plan to remove the asbestos during the next refurbishment and if refurbishment survey should be removed by competent contractor For a risk score of 20 or less no action will typically be necessary, only a suggestion to remove if future work is likely to disturb the material.					



SECTION THREE

APPENDIX 1: RECORD OF ASBESTOS REMOVAL / TREATMENT WORK

(For Client use only)

DATE	LOCATION	WORK CARRIED OUT

APPENDIX 2: Analysts Report



23 Mark Street, Paddock, Huddersfield, HD1 4ST
T: 01484 430 205
E: info@nb-analysis.co.uk

Bulk Analysis Test Report

Certificate Reference: B220044
Client: OJ Health & Safety Solutions Ltd
53 Dale Street
Ossett
Wakefield
WF5 9HF

Date: 21-02-22
Project Reference: CP-213022
Client Reference: OJS1050
Date Received: 21-02-22
Samples Taken By: Client
Issue Number: 1
Date Analysed: 21-02-22
Samples Analysed By: Nigel Brown & Natalia Norbertczak

Site Reference: OJS1050

Description: Analysis of bulk materials for the presence of asbestos

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

The test method used is as described in the in-house procedure NBG-02, based on the current version of HSG248 for asbestos bulk analysis using stereo-microscopy, polarised light microscopy and dispersion staining techniques.

NB-Analysis Ltd is not responsible for sampling techniques or for the accuracy of information supplied for samples carried out by individual(s) not directly employed within the Company. Results relate only to the items tested.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Laboratory Reference	Customer Reference	Sample Location & Description	Analysis Result
001	SP001	Debris	No Asbestos Detected
002	SP002	Cement product	No Asbestos Detected
003	SP003	Woven rope	No Asbestos Detected
004	SP004	Cement product	Chrysotile
005	SP005	Bituminous woven wrap	No Asbestos Detected
006	SP006	Cement product	Chrysotile
007	SP007	Bituminous roofing felt	No Asbestos Detected
008	SP008	Thermoplastic floor tile & adhesive	Chrysotile (within tile & adhesive)
009	SP009	Fibre board	No Asbestos Detected
010	SP010	Fibre board	No Asbestos Detected
011	SP011	Cement product	Amosite & Chrysotile
012	SP012	Bitumen damp proof course	No Asbestos Detected
013	SP013	Cement product	Chrysotile
014	SP014	Woven insulation	Chrysotile
015	SP015	Insulating board	Chrysotile
016	SP016	Insulating board	No Asbestos Detected
- end of test report -			

Key: Amosite (Asbestos Grunerite) 'Brown asbestos', Crocidolite 'Blue asbestos', Chrysotile 'White asbestos'
Other asbestos types are Fibrous Tremolite, Fibrous Anthophyllite and Fibrous Actinolite

**Authorised
Signatory:**

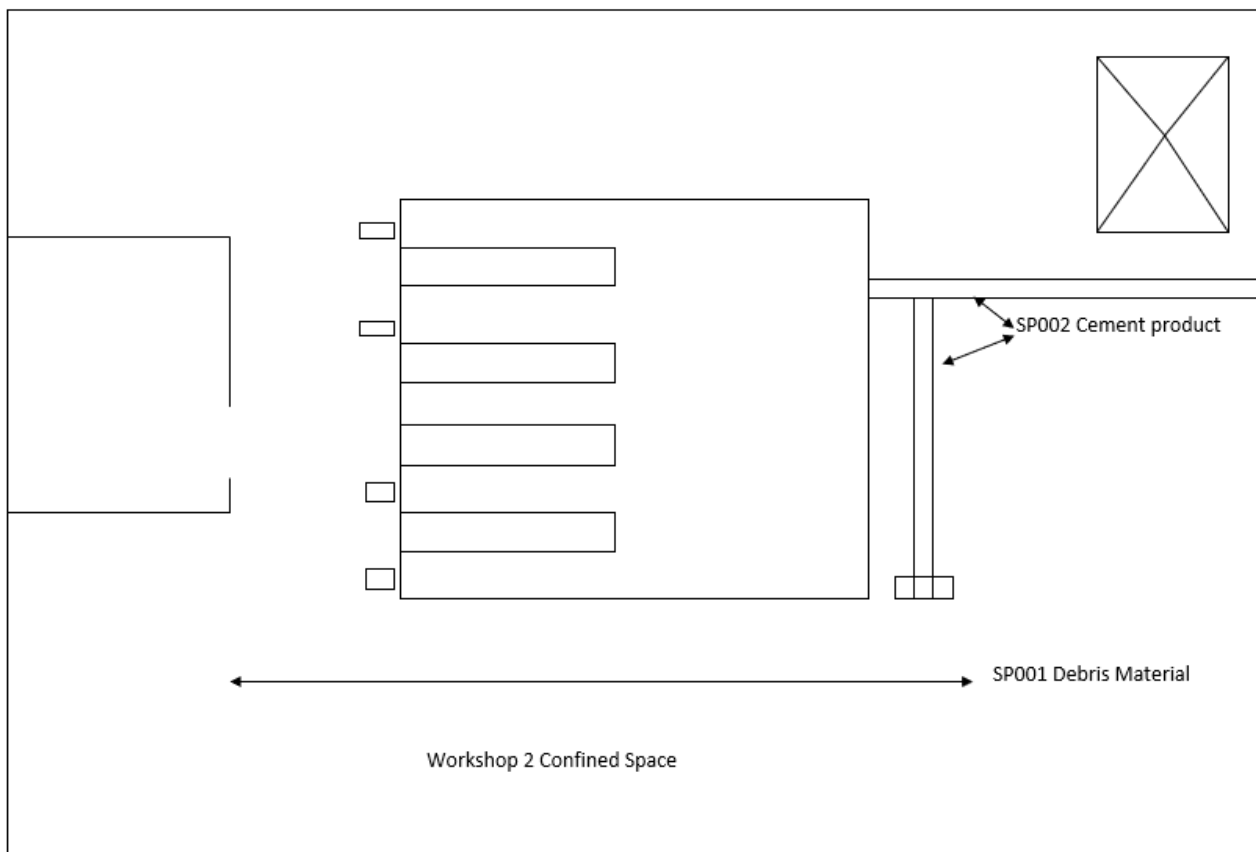
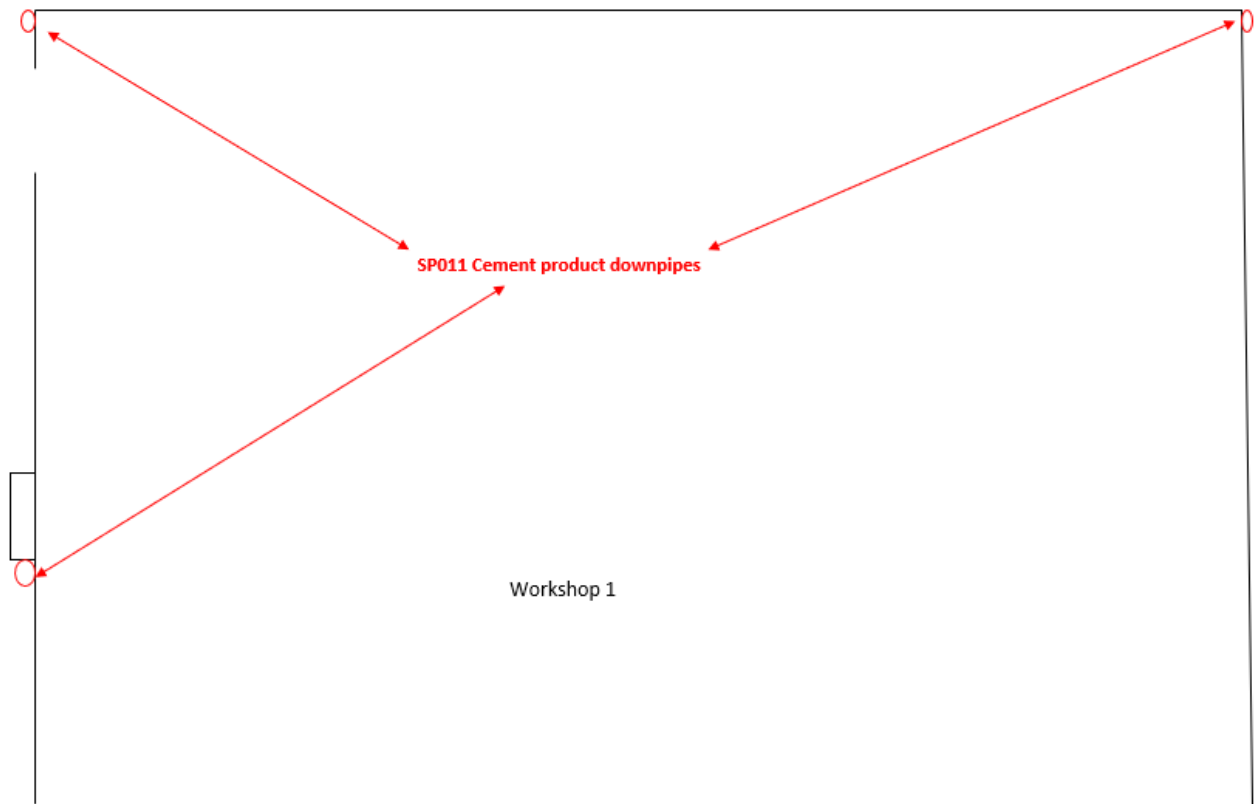
Print Name: NIGEL BROWN
Position: Director

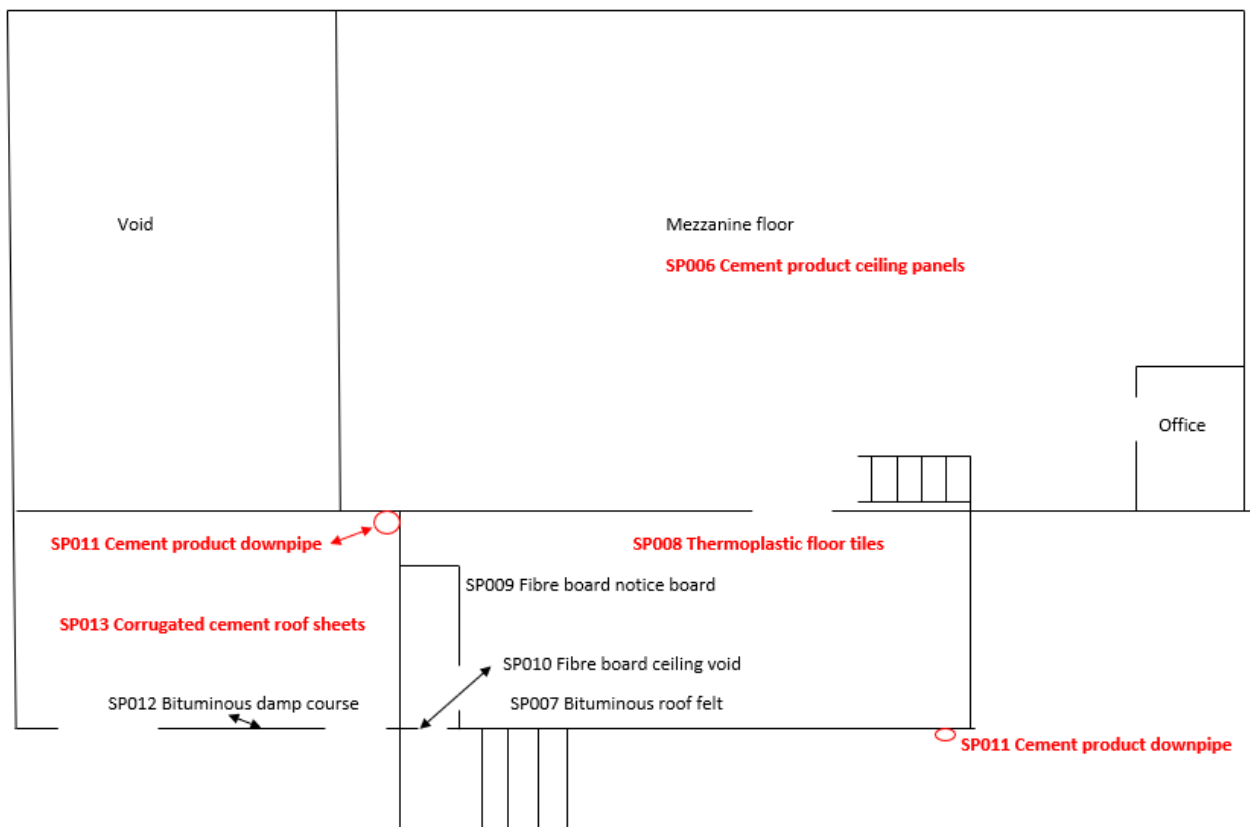
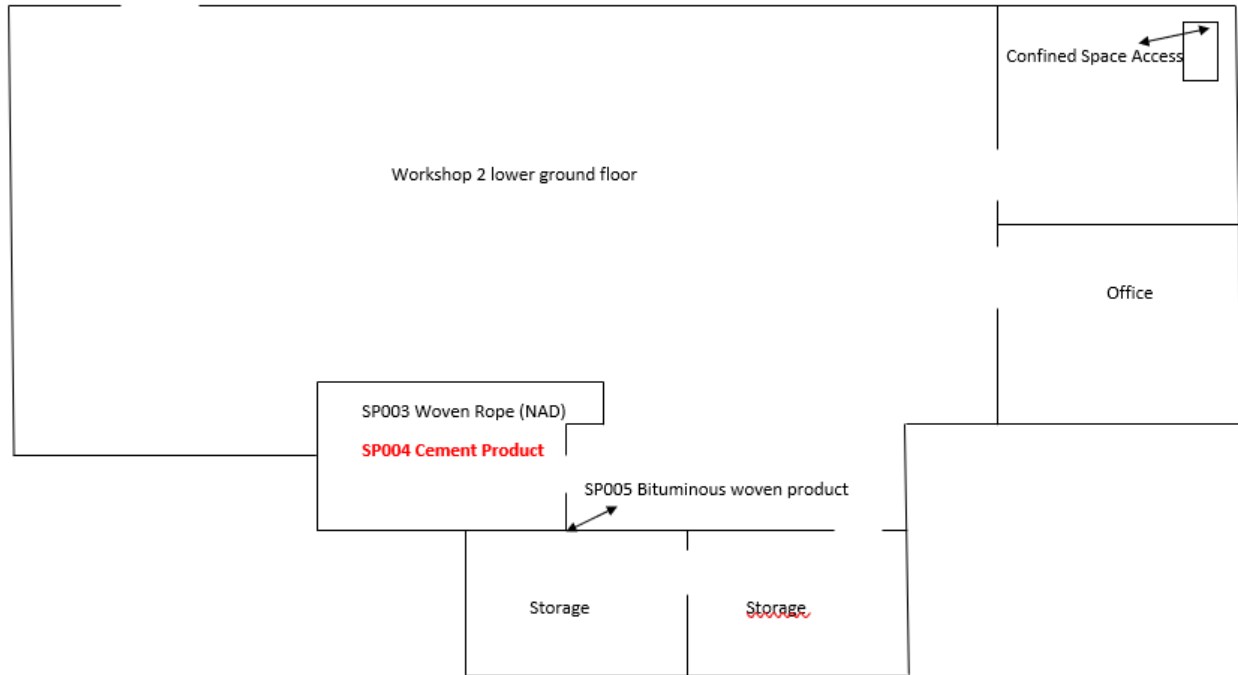
NGT-11 Bulk Sample Test Report
Rev7/11/21

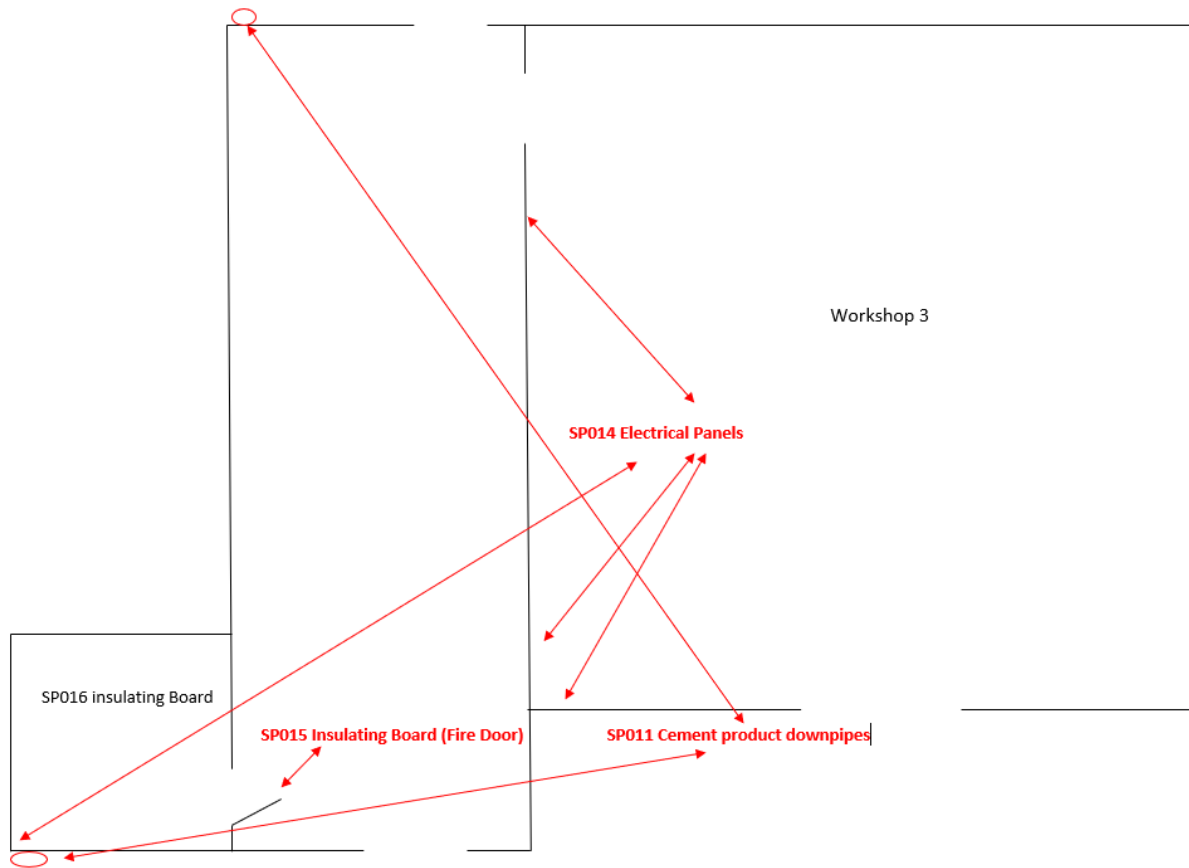
Page 1 of 1

Registered in England No. 7621429

APPENDIX 3: Site Plan







APPENDIX 4: Legislation

Methods of work will take due cognisance of relevant legislation, both industry specific and general, Approved Codes of Practice (ACOP) and Guidance Notes including:

- (A) Control of Asbestos Regulations 2012;**
SI2012/2739 the Stationary Office 2012 ISBN 0 11 075191 4
- (B) The management of asbestos in non-domestic premises. Regulation 4 of the Control of Asbestos Regulations 2012. Approved Code of Practice and Guidance L127 (Second Edition).**
HSE Books ISBN 0 7176 6209 8
- (C) Health and Safety at Work Act 1974 (c.37).**
The Stationary Office 1974 ISBN 0 10 543774 3
- (D) Managing health and safety in construction: Construction (Design and Management) Regulations 2007. Approved Code of Practice and Guidance HSG224.**
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