



Demolition  
Ground works  
Plant hire  
Excavation & Lakes  
Asbestos services

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# Asbestos Survey Report (Demolition Survey)

**Bodicote Flyover Farm Shop  
White Post Road  
Bodicote  
Banbury  
OX15 4BN**



Date	30/11/2021
Surveyor(s)	Steve Yells and Assistant
Version	1



**David Horton**  
**Contractors Ltd**  
**Asbestos Survey Report**

**Bodicote Flyover Farm Shop**  
**White Post Road**  
**Bodicote**  
**Banbury**  
**OX15 4BN**

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# Asbestos Survey Report

(Demolition Survey)

<b>Location:</b>	Bodicote Flyover Farm Shop White Post Road
<b>Address:</b>	Bodicote Banbury OX15 4BN

**Contents: SURVEY OVERVIEW**

- Building Photo and General Summary
- Summary of ALL Locations Surveyed, Risks and Recommendations

**DETAILED SURVEY REPORT**

- Introduction
- Scope of Survey
- Survey Limitations
- Presumed/Verified Asbestos Containing Materials Observations
- Key to Terminology
- Algorithm For Assessing Risk Rating
- Original Certificates of Analysis and Floor Plans (Where Appropriate)

**Assessment Completed By David Horton Contractors Ltd**

**Last Assessment Visit Details**

**Surveyor(s):** Steve Yells and Assistant

**Date:** 30<sup>th</sup> November 2021

**Contact:** Manor Stables, West Street,

Great Somerford

*Steve Yells*

Chippenham

**Signed: Steve Yells (Lead Surveyor)**

Wiltshire, SN15 5EH

**(On Behalf of David Horton Contractors Ltd)**

# Asbestos Survey

## Summary Overview

## **ASBESTOS SURVEY SUMMARY OVERVIEW**

**Location:** Bodicote Flyover Farm Shop OX15 4BN

**Survey Date:** 30th November 2021

**Survey By:** Steve Yells and Assistant

**Building  
Photo:**



### **General Detail:**

A range of agricultural buildings constructed of Brick, Steel and Concrete under pitched elevations.

A Demolition Asbestos Survey was completed in November 2021

Materials sampled during the survey include: Putty, Vinyl Flooring, Mastic Pads, Debris & Roof Slates.

A summary of all locations surveyed, risks and recommendations are provided within this report.

## Summary Overview Table

### Bodicote Flyover Farm Shop OX15 4BN

Page No.	Risk Level	Area	Material	Identification Level	Result of Analysis	Recommendation
10	D	Ground Floor Large Storage Office	Putty to Metal Window Frames	Verified	No Asbestos Detected	No Further Action Required
11	D	Ground Floor Shop	Vinyl Flooring & Adhesive	Verified	No Asbestos Detected	No Further Action Required
12	D	Ground Floor Kitchen	Mastic Pads to Sink Unit	Verified	No Asbestos Detected	No Further Action Required
13	D	Ground Floor Office	Fire Register Plate	Verified	No Asbestos Detected	No Further Action Required
14	D	Ground Floor Office	Debris in Fire Place	Verified	No Asbestos Detected	No Further Action Required
15	B	Ground Floor Log Shed	Debris	Verified	Chrysotile Asbestos Detected	Remove following ACoP and dispose of as special waste
16	C	Roof Level Rear Store	Roof Slates	Verified	Chrysotile Asbestos Detected	Remove following ACoP and dispose of as special waste
17	D	Roof Level Office Roof	Roof Slates	Verified	No Asbestos Detected	No Further Action Required
18	C	Roof Level Shop Roof	Roof Slates	Verified	Chrysotile Asbestos Detected	Remove following ACoP and dispose of as special waste

# Asbestos Survey

## Detailed Survey Report

## **Introduction:**

David Horton Contractors Ltd was commissioned to visit Bodicote Flyover Farm Shop to undertake a Sampling Assessment for Suspected Asbestos Containing Materials on the 30<sup>th</sup> November 2021. The following Assessment Report explains the findings of that survey in terms of 'Observations' based upon the Surveyor's experience of building structures and practices, carried out to the best of his/her ability and expertise, without prejudice.

## **Scope of Survey:**

The purpose of the Survey was to locate, as far as reasonably practicable using in house documented inspection and test procedures implementing the requirements of HSG264, any suspect ACMs (Asbestos Containing Materials) and to provide an assessment of their risk based upon laboratory analysis of samples taken (where appropriate). The survey essentially defers the need to remove asbestos until a later time (e.g. prior to demolition or refurbishment works).

Where removal is necessary, David Horton Contractors Ltd would advise that only a licensed removal contractor be used, with the exception of asbestos cement. However, work with asbestos cement requires a risk assessment under the Control of Asbestos Regulations 2012 (CAR12), and all asbestos waste materials generated from such works must be disposed of in accordance with current Special Waste Regulations.

Any materials that could reasonably be expected to contain asbestos will be presumed to contain asbestos. Also, where it appeared highly likely that products are ACMs, they will be strongly presumed to do so. All materials presumed to contain asbestos have been assessed to determine their relative risk presented.

## **Survey Limitations:**

Whilst every effort was made to identify suspect materials throughout the survey, it is conceivable that such materials may still be concealed within the building fabric and may only become apparent during refurbishment works, or may even remain undetected until actual demolition takes place.

In some instances, suspect asbestos materials may be observed but, due to their location or situation, are difficult to assess properly. In these cases the presence and type of asbestos may be speculated upon by the surveyor to indicate a potential risk. All such estimates will be pre-fixed 'Presumed' and must be acknowledged as such.

Manufactured products containing asbestos have been extremely diverse. Therefore, responsibility cannot be accepted for any consequential loss or damage resulting from non-recognition of a material later established as having an asbestos content.

Figures quoted in the asbestos survey detailing the extent of any ACMs are approximate and based on the surveyors calculations taken on the day of the survey, and should be used as a guide only.

No responsibility can be taken for any misinterpretation of this report by third parties.

The content of this report should only be used for guidance in support of demolition/refurbishment works.



**David Horton**  
**Contractors Ltd**

If, during the course of any structural alternations or maintenance operations a suspect material, not already mentioned in this report, is encountered – work **MUST** stop immediately. The work area should be temporarily evacuated until such time as the suspect material can be positively identified.

**Areas of No Access:**

Any areas of no access should be deemed to contain asbestos until otherwise proven, by surveying or sampling. Particularly if adjacent areas or any other areas of the building do contain asbestos. The following is a list of standard areas not accessed or inaccessible at the time of this survey:

- Beneath Solid or Wooden floors
- Through or Behind any suspect asbestos materials
- Electrical Boxes and Switchgear (still live)
- Lift Shafts (unless in attendance with lift engineer)
- Live Machinery/Plant/Boilers/Gasket Materials/Fire Doors
- Additional Areas detailed within report

**Observations:**

Observations have been recorded where materials are either presumed to be, or have been verified as, ACMs within the named location, or where the client, or any third party contractor, may be concerned that a material may be an ACM where in reality it is not. Where **NO** observations have been recorded, it is presumed, without prejudice that no asbestos materials exist within the named location.

*The total number of observations is 9.*

**David Horton**  
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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 1  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** D  
**Floor:** Ground Floor  
**Area:** Large Storage Office  
**Material:** Putty to Metal Window Frames  
**Surface Treatment:** Sealed  
**Condition\*:** Fair  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 2 LM  
**Asbestos Type:**  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** No Further Action Required  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/001

**SAMPLING**

**Analysis Result:** No Asbestos Detected  
**Notes:**

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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 2  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

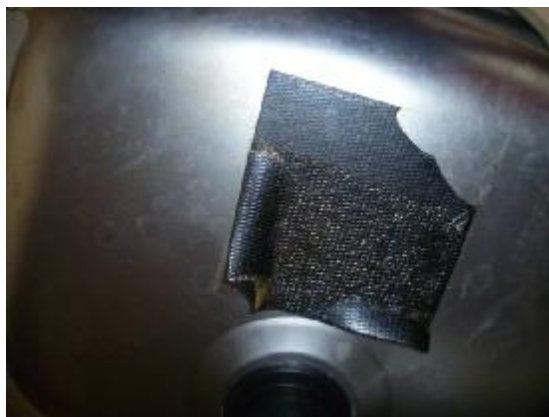
**Risk Category\*:** D  
**Floor:** Ground Floor  
**Area:** Shop  
**Material:** Vinyl Flooring & Adhesive (under more modern vinyl sheets)  
**Surface Treatment:** Sealed  
**Condition\*:** Fair  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 45 m2  
**Asbestos Type:**  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** No Further Action Required  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/002

**SAMPLING**

**Analysis Result:** No Asbestos Detected  
**Notes:**

**David Horton**  
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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 3  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** D  
**Floor:** Ground Floor  
**Area:** Kitchen  
**Material:** Mastic Pad to Sink Unit  
**Surface Treatment:** Sealed  
**Condition\*:** Fair  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 1 no  
**Asbestos Type:**  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** No Further Action Required  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/003

**SAMPLING**

**Analysis Result:** No Asbestos Detected  
**Notes:**

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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 4  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** D  
**Floor:** Ground Floor  
**Area:** Office  
**Material:** Fire Register Plate  
**Surface Treatment:** Sealed  
**Condition\*:** Fair  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 10 m2  
**Asbestos Type:**  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** No Further Action Required  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/004

**SAMPLING**

**Analysis Result:** No Asbestos Detected  
**Notes:**

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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 5  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** D  
**Floor:** Ground Floor  
**Area:** Office  
**Material:** Debris in Fire Place  
**Surface Treatment:** Unsealed  
**Condition\*:** Poor  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 1 m2  
**Asbestos Type:**  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** No Further Action Required  
**Identification Level:** Verified  
**Additional Detail:** AS per sample No BFS/SY/111/004

**SAMPLING**

**Analysis Result:** No Asbestos Detected  
**Notes:**

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\* - Refer to Terminology on page 19

**David Horton**  
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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 6  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** B  
**Floor:** Ground Floor  
**Area:** Log Shed  
**Material:** Debris  
**Surface Treatment:** Unsealed  
**Condition\*:** Poor  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** NQ  
**Asbestos Type:** Cement  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** Remove following ACoP and dispose of as special waste prior to works commencing  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/005

**SAMPLING**

**Analysis Result:** Chrysotile Asbestos Detected  
**Notes:** This is an unlicensed material

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\* - Refer to Terminology on page 19

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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 7  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** C  
**Floor:** Roof Level  
**Area:** Rear Store  
**Material:** Roof Slates  
**Surface Treatment:** Unsealed  
**Condition\*:** Fair  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 150 m2  
**Asbestos Type:** Cement  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** Remove following ACoP and dispose of as special waste prior to works comm  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/006

**SAMPLING**

**Analysis Result:** Chrysotile Asbestos Detected  
**Notes:** This is an unlicensed material

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\* - Refer to Terminology on page 19



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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 8  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** D  
**Floor:** Roof Level  
**Area:** Office Roof  
**Material:** Roof Slates  
**Surface Treatment:** Unsealed  
**Condition\*:** Fair  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 35 m2  
**Asbestos Type:**  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** No Further Action Required  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/007

**SAMPLING**

**Analysis Result:** No Asbestos Detected  
**Notes:**

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\* - Refer to Terminology on page 19

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**Location:** Bodicote Flyover Farm Shop OX15 4BN  
**Observation No:** 9  
**Survey Means:** Visual Inspection  
**Photo:**



**GENERAL DETAIL**

**Risk Category\*:** C  
**Floor:** Roof Level  
**Area:** Shop Roof  
**Material:** Roof Slates  
**Surface Treatment:** Unsealed  
**Condition\*:** Fair  
**Accessibility\*:** Occasionally Disturbed  
**Extent:** 70 m2  
**Asbestos Type:** Cement  
**Access Precaution:** None  
**Recommended Labelling:** None  
**Recommended Action:** Remove following ACoP and dispose of as special waste prior to works comm  
**Identification Level:** Verified  
**Additional Detail:** Sample No BFS/SY/111/008

**SAMPLING**

**Analysis Result:** Chrysotile Asbestos Detected  
**Notes:** This is an unlicensed material

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\* - Refer to Terminology on page 19

## **Key To Terminology:**

### **Condition:**

**GOOD:** Asbestos materials that are well sealed, in undamaged condition, of low friability and are unlikely to give rise to airborne fibres under normal conditions.

**FAIR:** Asbestos materials that are showing signs of deterioration and/or cracking, though still in tact.

**POOR:** Asbestos materials that are damaged, unsealed or broken and in a friable condition with a possibility of fibres being released under normal conditions.

### **Accessibility:**

Asbestos materials that are easily accessible tend to pose a greater risk of damage and fibre release.

Therefore, accessible materials may be vulnerable to:

- Accidental and/or deliberate damage due to repair works being carried out.
- Impact by people, vehicles or other objects.
- Damage by water or vermin (rodents and birds).
- Building use and occupancy 'wear and tear'.

### **Risk Categories:**

- A)** The Asbestos materials identified have been found to be in poor condition in the areas indicated and are believed to be potentially hazardous to health. As such we recommend IMMEDIATE remedial works be undertaken as specified. Until such time as remedial works are completed, the affected area MUST be designated a 'Restricted Access' Area. All access points to the restricted area must be locked or blocked to prevent accidental access and appropriate 'Warning' signs must be displayed prominently.
- B)** The Asbestos materials identified have been found to be in poor condition (unless specified differently). Any recommended remedial works should be undertaken as soon as possible before further deterioration occurs.
- C)** The Asbestos materials identified are, at present, in a fair or good condition and as such, do not present an immediate hazard to health. However, they should be checked regularly to determine either damage, or a deterioration in their condition. Any recognised deterioration must result in a reassessment of the potential risk and be recategorised as appropriate. Serious consideration should be given to removing the Asbestos materials identified thereby eliminating any risk of accidental disturbance.
- D)** The materials identified have been found to contain NO Asbestos.

## Algorithm For Assessing Risk Rating

The following scoring system is applied to the observation to recommend the Risk Rating:

<b>Location/Floor:</b>		<b>Surface Treatment:</b>		<b>Condition:</b>	
External	1	Completely Covered	1	Good	1
Internal	2	Sealed	2	Fair	2
Ducts	3	Unsealed	3	Poor	3
		N/A	0	N/A	0

<b>Accessibility:</b>		<b>Asbestos Type:</b>		<b>Threshold:</b>	<b>Risk</b>
Unlikely to be Disturbed	1	Cement	1	=>13	A
Occasionally Disturbed	2	Insulating Board	2	9 – 12	B
Easily Disturbed	3	Insulation	3	1 – 8	C
Unknown	1	Other	1	0	D

In addition, once sampling has been carried out, the following adjustments are applied:

<b>Sample Result</b>	<b>Incremental Value</b>
Chrysotile	0
Amosite	1
Crocidolite	1
Other	0
None	N/A as Risk Forced 'D'

This is a recommended Risk Rating that, in some circumstances, may be overridden by the Surveyor.

## **A Guide to Managing Asbestos in Premises**

### **What does the Law require?**

There are many health and safety regulations that directly or indirectly place duties on employers in relation to asbestos. The key facts of these regulations are listed below. It is important that you are familiar with these. If you have followed the steps detailed in this guidance in managing your ACMs, you will have taken major steps towards preventing or minimising exposure to asbestos. You will therefore have taken major steps towards complying with your duties under these Regulations

The Health and Safety at Work etc Act 1974 (HSW Act) requires an employer to conduct their work in such a way that their employees will not be exposed to health and safety risks, and to provide information to other people about their workplace which might affect their health and safety. Section 3 of the HSW Act contains general duties on employers and the self-employed in respect of people other than their own employees. Section 4 contains general duties for anyone who has control, to any extent, over a workplace.

The Management of Health and Safety at Work Regulations 1999 require employers and self-employed people to make an assessment of the risks to the health and safety of themselves, employees, and people not in their employment arising out of or in connection with the conduct of their business - and to make appropriate arrangements for protecting those people's health and safety.

There are duties to maintain workplace buildings/premises to protect occupants and workers under the Workplace (Health, Safety and Welfare) Regulations 1992.

The Construction (Design and Management) Regulations 2015 require the client to pass on information about the state or condition of any premises (including the presence of hazardous materials such as asbestos) to the planning supervisor before any work begins and to ensure that the health and safety file is available for inspection by any person who needs the information.

The Control of Asbestos Regulation 2012 (CAR 12) and The Control of Asbestos at Work Regulation 2002 requires employers to prevent the exposure of their employees to asbestos, or where this is not practicable, to reduce the exposure to the lowest possible level. CAR 12 includes a regulation placing a duty on those who have repair and maintenance responsibilities for premises, because of a contract or tenancy, to manage the risk from asbestos in those premises. Where there is no contract or tenancy the person in control will be the duty holder. There is also a duty of cooperation on other parties. The duty is supported by: An Approved Code of Practice and other ACOPs supporting CAR 12, one directed at licensed work on ACMs and others directed at non-licensed work on ACMs

## **Specific Legal Duties under The Control of Asbestos Regulation 2012 (CAR12)**

The broad requirements on employers and others are to:

- Take reasonable steps to find materials likely to contain asbestos
- Presume materials contain asbestos, unless there is strong evidence to suppose they do not
- Assess the risk of the likelihood of anyone being exposed to asbestos from these materials
- Make a written record of the location and the condition of the ACMs and presumed ACMs and keep it up to date
- Repair or remove any materials that contains or is presumed to contain asbestos, if necessary, because of the likelihood of disturbance, and its location or condition
- Prepare a plan to manage that risk and put it into effect to ensure that
  - \* information on the location and condition of ACMs is given to people who may disturb them during work activities
  - \* any material known or presumed to contain asbestos is kept in a good state of repair
  - \* monitor the condition of ACMs and presumed ACMs; and review and monitor the action plan.

## **MDHS 100/HSG264 Summary**

### **Surveying, Sampling and Assessment of Asbestos Containing Materials**

The circulation draft of the above document was issued in January 1999 for Industry comment and as a result, the ATaC Committee received the draft and have subsequently forwarded their comments to the Committee of Fibre Measurements. The MDHS has been produced to meet the duty to manage asbestos in non-domestic premises under the Control of Asbestos at Work Regulations 2002. In January 2010 a further publication was issued by the HSE HSG264 (Asbestos the Survey Guide) replacing the MDHS 100.

### **Introduction**

This HSG264 Guidance sets out how to survey workplace premises for asbestos containing materials (ACMs) and how to record the results in a usable form. It also gives advice on how to recognise and sample suspected ACMs and how to assess them for their relative risk, so that all the relevant information to produce a plan to manage the risk from asbestos is available. The HSG264 has been produced as part of guidance issued by the Health & Safety Executive.

### **Managing Asbestos**

CAR 12 and CAWR 2002 already places duty on employers before carrying out any work with asbestos to make an adequate assessment of any exposure to asbestos of his employees 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 liable to be present. Where asbestos is or is liable to be present the employer has to prepare a written plan identifying the areas concerned and specifying the measures to manage the risks arising. Both the assessment and the plan have to be reviewed, recorded and updated regularly. The risks will vary with circumstances, ranging from normal occupation of 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 a reasoned argument to the contrary can be made;
- 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

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**Contractors Ltd**

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

To manage the risk from asbestos it will necessary to:

- \* keep and maintain an up to date log of the location, condition, maintenance and renovation 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 in 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 06
- \* review the plan at regular intervals.

### **Asbestos Surveys**

An asbestos survey has three main elements:

- Firstly, it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- Secondly, it must inspect and record information on the accessibility, condition and, surface treatment of any presumed or known ACMs;
- Thirdly, it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

This information must be held in a suitable (upgradeable) form and should be accessible to and understandable by all relevant personnel.

### **Aim and Purpose**

The type of survey undertaken may vary, depending on the aim and purpose for which it is to be used. Surveys before demolition and refurbishment continue to be required under CAR 12 and the CDM regulations. However, it is anticipated that most surveys will be undertaken to comply with regulations of CAR 12 to manage asbestos in premises. In these cases, the aim of an asbestos survey is to locate and assess all the ACMs present in the building and its purpose is to present the information collected in a way that allows the employer to manage the risk. Therefore the aim purpose and type of survey required should be clearly established in the original invitation to tender, or agreed with the client at a preliminary meeting or site visit before starting the survey. One of the main issues is how frequently; sampling and analysis should be carried out to prove the ACMs are or are not present

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\* - Refer to Terminology on page 19



## **Types of Survey**

There are two types of survey referred to in HSG264

### **Refurbishment and Demolition Surveys:**

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

### **Management Survey:**

A **management survey** is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

## **Typical Method Statement for an Asbestos Survey**

### **Objective**

The purpose of all asbestos surveys is to undertake a visual inspection throughout the property and identify fibrous materials likely to contain asbestos for subsequent sampling and laboratory analysis. Where appropriate, for each use of asbestos identified, a risk assessment is presented with conclusions where appropriate for remedial action.

### **Preliminary**

Obtain background information to include where possible:

- Age of building, in particular age of any internal fit-out.
- Plan of survey area
- Presence of any Asbestos Register
- Any areas where a 'permit to work is required.

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\* - Refer to Terminology on page 19

## **Visual Inspection**

Prepare a health and safety risk assessment for the file, modify this during the tender inspection and again if necessary, during the preliminary inspection. Undertake a walk round visual inspection to identify fibrous materials likely to contain asbestos. The inspection should be undertaken discretely without drawing undue attention to the building occupants.

All materials suspected of containing asbestos shall be noted for subsequent sampling. Observe and record the visual condition of any suspect asbestos. Assess the likelihood of damage albeit accidental or via maintenance access. All suspect areas that are inaccessible for close inspection and sampling shall also be noted

Note the construction of all suspect areas i.e. plasterboard, timber etc. Record any areas where loose suspect asbestos fibres may have been released and the material is either damaged or in a condition where it may become dislodged.

Where possible selectively remove loose-laid non-asbestos based ceiling tiles to inspect the ceiling void above. Ceiling tiles shall not be removed in sensitive locations i.e. food preparation and display areas.

The inspection is visual only. Permanent finishes are not to be damaged or removed. Access panels particularly for service riser cupboard and ducts etc, if screw fixed, shall be removed if possible in selected locations. Any areas suspected of obscuring asbestos based material from view will be highlighted.

Non-asbestos based 'Supalux' fibreboard shall be identified and recorded by way of a visual inspection. If concealed behind surface coverings then sampling may be necessary.

## **Bulk Sampling**

All suspect items identified within the visual inspection shall be sampled where accessible whilst maintaining the health and safety of both the surveyor and building occupants. Sampling is to be undertaken where possible in areas remote from building occupants.

Personal protective clothing and facemasks shall be worn during sampling and disposed of in an appropriate manner upon completion. Sampling tools shall be disposed of and discarded as contaminated waste upon completion.

When samplings either break or cleanly cut the suspect material rather than drilling or sawing. Fibre release when sampling shall be collected in a plastic bag with sealed openings. Never remove a sample where asbestos fibre release cannot be contained and collected.

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**Contractors Ltd**

All samples will be placed within two sealed plastic bags. The outer bag shall be labelled with a unique identification. All outer sample bags to be marked asbestos and all material to be kept secure in a container labelled as containing asbestos.

After sample removal, the test location shall be sealed as appropriate either by spray adhesive or a layer of heavy duty Duck' tape. No cut or broken edges to remain. Upon completion check no asbestos fibres have fallen to floor etc.

Do not remove samples of asbestos-cement from boiler flues where the risk of damage may render the flue unfit for use. This may also similarly apply to other forms of dense asbestos-cement products.

### **Air Sampling**

Air sampling shall be undertaken in those areas suspected of containing loose air-borne asbestos fibres as a result of asbestos nominally in a poor condition or where extensively sampled or where asbestos removal works have been undertaken

All air sampling to be undertaken in accordance with Health & Safety Executive Document MDHS 39/4 'Asbestos Fibres in Air and The Control of Asbestos Regulation 2006.

The sampling period, flow rate and volume shall be selected to suit survey requirements however it shall be one of the following:

- \* Personal sampling to determine compliance with relation to fibre control limits at 1 litre/minute.
- \* Personal sampling in relation to ten-minute control limits at a flow rate of 4 litres/minute
- \* Personal sampling in relation to action levels undertaken over a twelve-week period.

The test site area shall be selected as representative of conditions likely to contain air-borne asbestos fibres. Filter samples shall be collected in glass or hard plastic cases that are indelibly marked with a unique identifier.

### **Laboratory Analysis**

Analysis of bulk samples and filter samples will be undertaken in a UKAS accredited laboratory who is a member of and can demonstrate compliance with the RICE/AIMS scheme. Laboratory analysis shall be undertaken using Phase Contrast Microscopy using Dispersion Staining Objective techniques.

The asbestos content shall be stated as negligible, moderate or substantial. The current banding for various content categories is as follows

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\* - Refer to Terminology on page 19

- Trace 0-2%
- Significant 2-50%
- Substantial more than 50%.

### **Material Risk Assessment (MRA)**

For each use of asbestos identified a risk assessment shall be undertaken to determine the likelihood of exposure to respirable asbestos dust within the accommodation of the building. The risk assessment is based upon the type of asbestos, the nature of its application, its physical condition, the likelihood of accidental damage and consequent fibre release. Once the risk has been assessed, based on the evaluation of these variables, either a scheme of remediation can be developed, or an asbestos management plan (AMP) formulated.

### **Asbestos Survey Team - January 2021**

#### **Asbestos Surveyors**

The revised CAR 12, HSG 264 and the associated ACoPs refer to asbestos surveys being carried out by 'competent persons' with experience, training and suitable qualifications. David Horton Contractors Ltd confirm that their Surveyors have a minimum five years experience in asbestos related work and are suitably trained, qualified and classed as competent persons as described in the revised legislation guidance.

#### **Training**

David Horton Contractors Ltd will only employ qualified staff to carry out asbestos survey and related work. All active team members meet minimum training requirements and Asbestos Surveyors will have successfully completed a recognised ARCA (Asbestos Removal Contractors Association) or NATAS (National Asbestos Training Centre) training course and achieved passes in the BOHS (British Occupational Hygiene Society) examinations P402 (Asbestos Bulk Sampling).

#### **Survey Plan and Sampling Strategy**

After the preliminary site visit and desk study have been completed, a written plan for the main survey can be produced. The plan will normally specify the following:

- \* the buildings and areas to be included in the survey and any areas to be excluded
- \* the type of survey to be used (and where other types may be applicable)
- \* any possible or known ACMs not to be included in the survey

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\* - Refer to Terminology on page 19

- \* the survey procedure
- \* the assessment method and the parameters to be assessed (e.g. product type, location extent, condition and accessibility of ACMs)
- \* the information to be recorded and the method and format to be used
- \* the quality assurance checks and procedures to be undertaken
- \* any area where access is not possible
- \* sampling system, number of samples and agreed method for making good

### **Specification of the Method for Recording and Presenting Data**

Both the form of the survey records and final report format will be documented and agreed with the client before starting the survey. Consideration should be given to:

- \* what data will be reported and how this should be presented
- \* the way the survey data will be stored, accessed and updated (e.g. a paper copy in the site manager's office or a computer database accessible on a network or the Internet)
- \* the way photographic or video records and marked-up plans will be stored and reported
- \* whether each room/area inspected should be individually recorded
- \* whether asbestos look-alike materials should be recorded

The survey report (or abstracts from it) should be presented in a form that can be used as the basis for an updateable register or log of ACMs. This log will need to be readily accessible (e.g. in the estates or Facility Managers office) so it can be consulted prior to the authorisation of maintenance or remedial work. A register or log can be more easily accessed and updated if it is stored electronically.

## **Asbestos Product Types**

### **Loose Asbestos Insulation**

Some fire 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 widely manufactured for thermal insulation. Acoustic insulation has been provided between floors by the use of loose 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 or ceilings for fireproofing and sound and thermal insulation in many high-rise premises. Warehouse and factories commonly had sprayed asbestos applied to walls, ceilings and metal/anti-condensation insulation purposes. In some larger spaces, sprays were also applied to walls ceilings for acoustic and decorative purposes (theatres, cinemas, studios, halls etc). The depth of the spray depended on the fire rating and substrate, and may vary from 10 to 150mm thick. The dry sprayed coatings may have a candyfloss appearance if let 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 to asbestos insulation made to fit the diameter of the pipe. These would be strapped on the calico-wrapped and sometimes painted (e.g. 'Decandex' finish), or sealed with a hard plaster (often asbestos-containing) to give protection against knocks and abrasion. Other types of asbestos-containing felts, blankets, tapes, ropes and corrugated papers were also 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 the 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 thickness of insulation would be pre-formed blocks (e.g. 'Caposil') which would be wired in place and 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 variations 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. 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 redevelopment 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 other 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 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 resistance clothing). Textiles were also used widely as a reinforced material in friction products/composites



### **Asbestos Gaskets, Washers and Strings**

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

### **Asbestos Cement Sheets and Tiles used for Roofing and Cladding**

Asbestos cement (AC) 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 interior cladding (e.g. panels below windows and on walls in older prefabricated housing).

### **Moulded Asbestos Cement Products**

A wide range of moulded compressed AC products have been used inside premises (e.g. waste pipes, cold water tanks, flues etc) and outside premises (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 Plasters used for decorative effects**

These were often manufactured containing up to a few per cent of asbestos. 'Artex', 'Wondertex', 'Suretex', 'Newtex', 'Pebblecoat' and 'Marblecoat' are examples of typical trade products, which usually contained a few per cent of Chrysotile asbestos.

### **Bitumen Products**

Bitumen-based roofing felts are damp-proof courses 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 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 contain a few per cent (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 flooring, which was more common in Europe. Some underfelts for carpets and linoleum were also manufactured containing asbestos. The mastics which were used bond the floor covering to the surface could also contain asbestos. Some hard-wearing composite floors (e.g. magnesium oxychloride) also contain about 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 a reinforcing material in friction products (e.g. conveyor and fan belts, brake and clutch linings). 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 where 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 applications and products contain asbestos insulation materials for thermal or electrical insulation, including ironing boards, hairdryers, oven seals, simmering plates etc. Some older electric fires and storage radiators and old gas fires with catalytic elements or coal or log effect gas fires also contained ACMs

### **Industrial Sites, Factories and Plant**

Industrial sites (e.g. refineries, power stations, warehouses and factories) often contain substantial amounts of asbestos. Many of the examples given for spray, thermal insulation and pipe lagging come from industry. Higher-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 higher power requirements of industry also saw increased use of asbestos insulation in electrical cables and switchgear.

Steve Yells  
(Lead Surveyor)  
November 2021

## Appendix A Sample Certificate

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Tel: 0196 88826  
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**CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES**

Report Number: ALS/JD57918

<b>Client</b>	David Horton Contractors Ltd	<b>Attention</b>	David Horton
<b>Client Address</b>	The Manor Stables, West Street, Great Somerford, Chippenham, Wiltshire, SN15 5EH		
<b>Site Address</b>	Bodloote Flyover Farm Shop, White Post Road, Bodloote, Banbury, Oxfordshire, OX15 4BN		
<b>Site Ref</b>	4125	<b>No. of Samples</b>	8

<b>Date Received</b>	01/12/2021	<b>Date of Analysis</b>	03/12/2021	<b>Report Issue Date</b>	03/12/2021
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Samples of material(s) (detailed below) have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document T19583 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All samples will be retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS242670	BFS/SY/111/001	Large Store - Office	Metal Window Putty	N.A.D.I.S
BS242671	BFS/SY/111/002	Shop	Vinyl Flooring & Adhesive	N.A.D.I.S
BS242672	BFS/SY/111/003	Kitchen	Mastic Pad	N.A.D.I.S
BS242673	BFS/SY/111/004	Office	Register Plate	N.A.D.I.S
BS242674	BFS/SY/111/005	Log Store	Debris	Chrysotile
BS242675	BFS/SY/111/006	Rear Store	Roofing Slate	Chrysotile

<b>Analysed By</b>	Roy Pearce
<b>Analyst Signatory</b>	

<b>Approved By</b>	Morgan Croxford
<b>Approver Signatory</b>	

ALS14A  
Issued by: Quality Manager

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Issue Date: 11/11/2019  
Issue No. 6

**David Horton  
Contractors Ltd**

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Tel: 01963 88800  
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**CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES**

Report Number: ALS/J057918

<b>Client</b>	David Horton Contractors Ltd	<b>Attention</b>	David Horton
<b>Client Address</b>	The Manor Stables, West Street, Great Somerford, Chippenham, Wiltshire, SN15 5EH		
<b>Site Address</b>	Bodicoote Flyover Farm Shop, White Post Road, Bodicoote, Banbury, Oxfordshire, OX15 4BN		
<b>Site Ref</b>	4125	<b>No. of Samples</b>	8
<b>Date Received</b>	01/12/2021	<b>Date of Analysis</b>	03/12/2021
		<b>Report Issue Date</b>	03/12/2021

Samples of material(s) (detailed below) have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document T1983 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All samples will be retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS242676	BFS/SY/111/007	Office	Roofing Slate	N.A.D.I.S
BS242677	BFS/SY/111/008	Shop	Roofing Slate	Chrysotile

Fibre Type Detected Key: N.A.D.I.S = No Asbestos Detected in Sample  
Chrysotile = White Asbestos; Amosite = Brown Asbestos; Crocidolite = Blue Asbestos; Actinolite, Anthophyllite & Tremolite = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:  
  
Details of Deviating Samples:

<b>Analysed By</b>	Roy Pearce
<b>Analyst Signatory</b>	

<b>Approved By</b>	Morgan Croxford
<b>Approver Signatory</b>	

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## Appendix B Site Plan

