

GLASSPOOL FARM



29.01.2025

DEMOLITION & REFURBISHMENT SURVEY

ASBESTOS SURVEY REPORT

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Date:

29.01.2025

Surveyor:

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1. SCOPE OF WORKS

In line with the Control of Asbestos Regulations 2012 & Health & Safety guidelines, DL Surveying has carried out a survey to location identified within the survey to Glasspool Farm consisting for 3 barns buildings with a concrete portal farm.

Scope of works:

- i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos.
- ii) Presume materials to contain asbestos unless a reasoned argument to the contrary can be made.
- iii) Assess the risk of exposure from the asbestos and presumed asbestos materials and document the actions necessary to manage the risk.
- iv) Provide a written record of the location of the asbestos and presumed asbestos materials.

Survey Type: A Refurbishment & Demolition Survey

2. NON-ACCESSIBLE AREAS

(May contain asbestos)

Room No	Floor	Likely to contain asbestos	Reason for no access
			Survey carried out as per instructions.

All areas required for the survey accessed.

3. LOCATIONS OF ASBESTOS CONTAINING MATERIALS

REMOVE PRIOR TO REFURBISHMENT / DEMOLITION			
Area & Survey No.	Element	Type	Comments
001	Fibre Board	Chrysotile	
002	Corrugated Profile Sheet	Chrysotile	
003	Corrugated Profile Sheet	Chrysotile	
004	Cement Gutter	Chrysotile	
005	Cement Pipe	Chrysotile / Amosite	
006	Corrugated Profile Sheet	Chrysotile	
007	Corrugated Profile Sheet	Chrysotile	
008	Cement Eaves Sheet	Chrysotile	

All removal of asbestos must comply with the Control of Asbestos Regulations 2012.

Materials that are asbestos insulation board, asbestos lagging, sprayed coatings, textured coatings, or any material pertaining to the CAR2012 act require a licensed asbestos removal contractor to carry out works upon them or their removal.

Materials that have an asbestos content of more than 0.1% by weight must be disposed of as hazardous waste under the Hazardous Waste Regulations 2005.

4. INSPECTION SUMMARY

Items highlighted in **RED**, contain asbestos in one form or another.
 Items highlighted in **BLUE** are presumed to contain asbestos in one form or another.
 Items highlighted in **BLACK** do not contain asbestos.

Sample Ref:	Material	Approx quantity:	Comments:
001	Fibre Board	960m ²	See page 9
002	Corrugated Profile Sheet	600m ²	See page 10
003	Corrugated Profile Sheet	480m ²	See page 11
004	Cement Gutter	240m ²	See page 12
005	Cement Pipe	12m	See page 13
006	Corrugated Profile Sheet	480m ²	See page 14
007	Corrugated Profile Sheet	220m ²	See page 15
008	Cement Eaves Sheet	16m	See page 16
		NADIS=	No Asbestos Detected
			In Sample

5. SURVEY SHEETS

(With Photograph)
In order of Sample Reference Number

SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/00			
Room / Area		Barn 1 Internal			
Component		Fibre Board to Walls and Ceiling			
SURVEY RESULTS		Approximate Area	960m ²	Asbestos Type	Chrysotile
Location	Walls & Ceiling			Product Type	Fibre Board
Comments					



SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/002			
Room / Area		Barn 1			
Component		Corrugated Profile Sheetting			
SURVEY RESULTS		Approximate Area	600m ²	Asbestos Type	Chrysotile
Location	Roof			Product Type	Cement
Comments					



SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/003			
Room / Area		Barn			
Component		Corrugated Profile Sheetting			
SURVEY RESULTS		Approximate Area	480m ²	Asbestos Type	Chrysotile
Location	Roof			Product Type	Cement
Comments					



SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/004			
Room / Area		Barn			
Component		Cement Gutter Profile			
SURVEY RESULTS		Approximate Area	240m	Asbestos Type	Chrysotile
Location	Roof			Product Type	Cement
Comments	To Barns 2 & 3				



SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/005			
Room / Area		Barn 2			
Component		Cement Pipe			
SURVEY RESULTS		Approximate Area	12M	Asbestos Type	Amosite / Chrysotile
Location	Side of Barns			Product Type	Cement
Comments	To barns 2 & 3				



SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/006			
Room / Area		Barn 3			
Component		Corrugated Profile Sheetting			
SURVEY RESULTS		Approximate Area	480m ²	Asbestos Type	Chrysotile
Location	Roof			Product Type	Cement
Comments					



SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/007			
Room / Area		Barn 2-3			
Component		Corrugated Profile Sheetting			
SURVEY RESULTS		Approximate Area	220m ²	Asbestos Type	Chrysotile
Location	Roof			Product Type	Cement
Comments	Front secretion is newer metal profile sheet				



SURVEY ASSESSMENT

THIS SAMPLE CONTAINS ASBESTOS					
Sample No		GPF/2425/356/008			
Room / Area		Barn 3			
Component		Cement eaves Profile Sheet			
SURVEY RESULTS		Approximate Area	16m	Asbestos Type	Chrysotile
Location	Ends of Roof			Product Type	Cement
Comments					



6. SAMPLING STRATEGY FOR ASBESTOS MATERIAL (HEALTH & SAFETY POLICY)

The object of carrying out sampling is to identify the nature and extent of any visible asbestos material.

All samples are collected in self-seal bags where appropriate. Care is taken to prevent cross contamination of samples.

All sampling is undertaken causing the minimum possible nuisance and potential risk to the health of occupants and visitors of the building.

As required under the Control of Asbestos Regulation 2012, dust release in sampling must be reduced to as low as is reasonably practicable. An assessment has been carried out in respect of this by us and the results show that whilst taking the samples, the fibre release, if any, is within the clearance levels of 0.01 *f/m³* of air. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling any broken material was sealed. All samples were double sealed in polythene bags, which would not give rise to any dust release. Sampling did not impair the structural integrity of the building or risk to its occupants.

7. ASBESTOS SURVEY STRATEGY

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples will be taken as being representative of the whole area, or rooms of the same construction.

In general, for homogeneous manufactured products containing asbestos it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement products, textiles, ropes, friction products, plastics and vinyl's, mastics, sealants, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogeneous as they were applied on site and their composition depended on the availability of supply. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogeneous material is asbestos and to make a presumption that it applies to other material of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may often be needed, to reduce the possibility of false analysis results, which may lead to uncontrolled exposures.

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client will be made aware of the possibility that asbestos materials may be present in these areas. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for this survey.

There are two different types of survey: **management surveys** and **refurbishment and demolition surveys**.

The type of survey will vary during the lifespan of the premises, and several may be needed over time. A management survey will be required during the normal occupation and use of the building to ensure continued management of the ACMs in situ. A refurbishment or demolition survey will be necessary when the building (or part of it) is to be upgraded, refurbished, or demolished. It is probable that at larger premises a mixture of survey types will be appropriate, eg a boiler house due for demolition will require a refurbishment/demolition survey, while offices at the same

site would have a management survey. In later years' refurbishment surveys, may be required in rooms or floors which are being upgraded. In sectors where there are large numbers of properties (eg domestic houses) or internal units (eg hotels), only

Rooms may be specified for upgrading, eg kitchens, bathrooms, and bedrooms. Refurbishment surveys would only be necessary in these locations.

It is important that the client and the surveyor know exactly what type of survey is to be carried out and where, and what the specification will be. So, there should be a clear statement and record of the type of survey that is to be carried out, including the reasons for selecting that type of survey, and where it is to be carried out.

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.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

Refurbishment and demolition surveys

A **refurbishment and demolition** survey are 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.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc).

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos.

Survey restrictions and caveats

The value and usefulness of the survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope or on the techniques/method used by the surveyor. Information on the location of all ACMs, as far as reasonably practicable, is crucial to the risk assessment and development of the management plan. Any restrictions placed on the survey scope will reduce the extent to which ACMs are located and identified, incur delays, and consequently make managing asbestos more complex, expensive, and potentially less effective.

If any restrictions have to be imposed on the scope or extent of the survey, these items must be agreed by both parties and clearly documented. They should be agreed before work starts and are likely to form part of the contract.

Survey restrictions and caveats can seriously undermine the management of asbestos in buildings. They should be included only where necessary and should be fully justified. Most can be avoided by proper planning and discussion. They must be agreed between the duty holder and the surveyor and documented in the survey report.

8. METHOD OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE Guideline document HSG264 titled 'The Survey Guide'.

Identification of asbestos fibres was based on the following analytical procedure:
A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.

Sample treatment was undertaken (if required) to release or isolate fibres.

A detailed and thorough search under the microscope was made to clarify the fibre types present.

Representative fibres were mounted in appropriate RI liquids on microscope slides.

The different fibrous components were identified using PLM.

9. DEFINITIONS

9.1 Location

For the risk assessment, the material under consideration was categorised into locations. These are defined below.

External - Any asbestos material found externally to the property. This includes walkways and courtyards e.g. soffits, roof coverings, surface water drainage etc.

Internal - Any asbestos material found internally within the property. This includes service ducts within roofs and floors, ceilings, floor coverings etc.

Heating - Any asbestos materials found adjacent to and within boiler houses, plant rooms etc. This also includes any asbestos used for lagging pipe work and for the use of fire-retardant properties.

9.2 Approximate Asbestos Content of Asbestos Products

Thermal Insulation	6% to 85%
Sprayed Coating and Lagging	55% to 85%
Asbestos Board	Mill board 37% to 97% Insulation Board 15% To 25% Lining Boards
Paper Felt and Cardboard	up to 100%
Textiles	Ropes up to 100% Cloth up to 100% Gaskets approximately 90%
Friction Products	Resin Based 30% to 70%
Cement Products	Cladding/Roofing Sheets 10% to 15% Compressed Sheets 10% to 25%
Textured Coatings	Decorative Artex etc 3% to 5%
Bitumen Products	Usually 8%
Resin Products	Usually 1% to 10% Brake Materials 20% to 50%
Plastics (Floor tiles)	Thermoplastic up to 25% PVC Vinyl Normally 7% Others 2%

9.3 Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density less than 1 tonne per cubic metre are classed by the HSE as licensed materials. The HSE must be notified of any work upon or the removal of licensed materials at least 14 days prior to the work commencing.

Asbestos insulation, asbestos coatings, and A.I.B are classed as licensed materials and work on these materials is regulated by the Control of Asbestos Regulations 2012.

Control of Asbestos Regulations 2012 bans anyone from carrying out work with asbestos insulation, asbestos coatings, and A.I.B unless they hold a license granted by the HSE.

9.4 Non-Licensed Materials

Materials having an asbestos content greater than 0.1 % by weight and with a density greater than 1 tonne per cubic metre are classed as non-licensed materials. The HSE does not require notification of work upon or the removal of non-licensed materials.

Asbestos cement products are a mixture predominantly of cement and asbestos that has been compressed or moulded to a high density and in a dry state has a density greater than 1 tonne per cubic metre. Products made from asbestos cement include corrugated and flat sheet, rainwater gutters and down pipes and W.C. cisterns.

Asbestos cement products as well as bitumen, plastic, resin, or rubber products that contain asbestos are classed as non-licensed materials (no HSE notification of work to be carried out on or removal of these materials is required). Other non-licensed materials include asbestos containing products used at high temperature, but which have no insulation purpose, such as gaskets, washers, ropes, and seals.

Work done on any material containing asbestos must conform to the Control of Asbestos Regulations 2012.

9.5 Hazardous Waste Materials

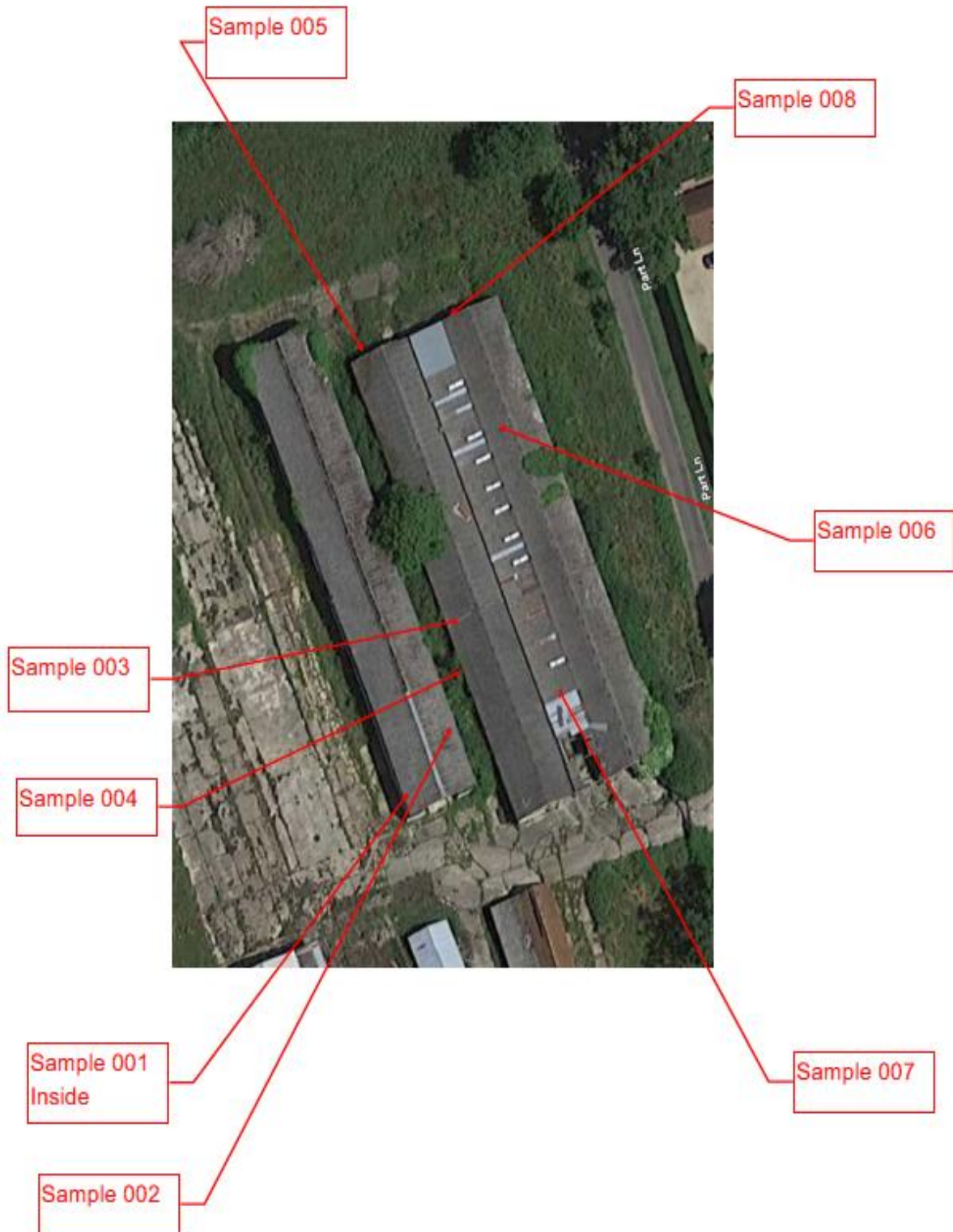
Materials that have an asbestos content greater than 0.1% by weight must be disposed of (when removed) as hazardous waste in accordance with the Hazardous Waste Regulations 2005.

9.6 Non-asbestos materials

Materials that have been referred to as being non-asbestos without supporting analysis results have been done so using the surveyors experience along with the knowledge of sample analysis results from previously samples taken from the same type of material at other sites.

Density checks on these materials have not been carried out unless stated otherwise.

10. LAYOUT DRAWINGS



11. SAMPLE ANALYSIS REPORT

Asbestos Survey Report



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	DL SURVEYING	Analysis Report No.	SCO/25/2734			
Address:	14 WESTRAY WALK WICKFORD ESSEX SS12 9LD		Report Date.	29/01/25		
Attention:	DARREN MURRAY			Site Ref No.	GPF/2425/356	
Site Address:	GLASSPOOL FARM PART LANE, RISELEY READING RG7 1RU		Page No:		1	Of
Date sample taken:	29/01/25			No. of Samples:	8	
Date sample received:	29/01/25	Obtained:	DELIVERED			
Date of Analysis:	29/01/25					

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPE'S SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	001	BARN 1 – FIBRE BOARD	CHRYSTOTILE
2	002	BARN 1 – CORRUGATED PROFILE SHEET	CHRYSTOTILE
3	003	BARN 2 – CORRUGATED PROFILE SHEET	CHRYSTOTILE
4	004	BARN 2 - CEMENT GUTTER PROFILE	CHRYSTOTILE
5	005	BARN 2 – CEMENT PIPE	AMOSITE/CHRYSTOTILE
6	006	BARN 3 – CEMENT PROFILE SHEET	CHRYSTOTILE
7	007	BARN 2-3 – CEMENT PROFILE SHEET	CHRYSTOTILE
8	008	BARN 3 – CEMENT EAVES PROFILE SHEET	CHRYSTOTILE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	F KNIGHT	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

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Company Reg No: 5191390 Reg Address: As above

12. CONFORMATION SHEET

Your signature here is to confirm that you have read this report, identified the areas where your work is to take place and that you are aware of any asbestos containing materials identified in this report that are present within these areas.

If there is a likelihood that your work may disturb these materials, then you must contact prior to the start of any work.

Date:	Name:	Company Name:	Nature of Work:	Signature: