

FORMER SANDMARTINS CARE HOME
KINGS PARADE, BOGNOR REGIS
WEST SUSSEX PO21 2QY



DISMANTLING & DEMOLITION
(Including the removal & disposal of all non-licenced ACM's)

SCOPE OF WORKS

Aug 2025

Rev: 0

Employer: Homebeech Limited
Employers Agent/Project Manager: Peter Minett & Partners Limited

1.0 SCOPE OF WORKS

It is recommended that due to the condition of the existing structure, the Contractor undertake a site survey prior to the development of any fee submission.

- 1.01 Act as Principal Contractors for the duration of the demolition works only, as appointed under the JCT Minor Works Form of Contract.
- 1.02 Submit and secure Section 80 Local Authority Demolition Notice and all other required regulatory and statutory notifications and or certificates.
- 1.03 Produce submission of Demolition Phase Health and Safety Plan in accordance with current CDM Regulations.
- 1.04 Supply detailed site-specific method statement and risk assessments to the satisfaction of Peter Minett & Partners Ltd, for use and inclusion in demolition planning application to be submitted to Arun District Council. The Contractor's RAMS must be submitted within two weeks from issue of written acceptance of the fee proposal by the Employer's representative. Method Statement to include:
 - Traffic Management Plan detailing proposed routes to and from the site
 - Sequence of work to be undertaken
 - Identification of any areas to be demolished by hand and how this will be undertaken
 - Details of all site protection for both security and demolition detritus overspill
 - Details of daily site and surrounding area cleaning
- 1.05 Provide any and all 'temporary propping' requirements and provide details as to what is anticipated.
- 1.06 The contractor is to be aware of the current live occupied sites surrounding the demolition operational working area and ensure consideration for all users within daily operations. A weekly review of the works to be carried out on site with the client and representatives.
- 1.07 Site services will be isolated prior to commencement of the demolition works. The Contractor is to allow for relocating the existing water supply for site use and to ensure there is adequate supply around the site for dust suppression. Disconnect and make good temporary water supply on completion.

- 1.08 Provide 110V power generator suitable to carry out the works.
- 1.09 Provide water suppression for the duration of the works to reduce dust.
- 1.10 Provide all external and internal scaffolding necessary to carry out the works including all permits and consents, as required.
- 1.11 Provide protection as required to any retained existing structures and/or finishes.
- 1.12 Secure any required pedestrian and/or road closure requirements, including areas for 'parking suspensions'.
- 1.13 Produce Traffic Management plan detailing proposed routes both to and from the site.
- 1.14 Supply and install all fencing and or hoardings, debris netting and sufficient demolition warning signage around the perimeter of the site where necessary.
- 1.15 All fencing will be inspected at the beginning and end of each shift and monitored throughout the day. Any defects observed must be reported to the on-site supervisors and rectified with immediate effect.
- 1.16 Provide on-site welfare facilities for the duration of the demolition works.
- 1.17 Demolition to be in accordance with BS6187:2011 Code of Practice for Full and Partial Demolition.
- 1.18 Allow for Regular site visits by your Health & Safety Consultants to ensure site is compliant with current CDM Regulations. An operative trained in first aid will be on site at all times. First Aid, Burns Kit and Eye Wash Facilities will be available within the welfare.
- 1.19 The demolition site supervisor to ensure all operatives have familiarised themselves with the working environment, received a complete site induction, understand methodologies to be utilised and made themselves aware of any site-specific hazards. A follow up intrusive site 'walk around' will take place prior to the commencement of the demolition operations to ensure all operatives have a full understanding of the scope of works.
- 1.20 Provide all equipment necessary for the on-site operations and establishments.
- 1.21 Demolition of the existing structures as detailed within the tender documentation.
- 1.22 Erection and painting on new site hoarding
- 1.23 Allow for up to 4 number meetings with the Employer's Representative.

- 1.24 Excavate to underside of slab level and grub out all footings and foundations.
- 1.25 All voids will be backfilled with site generated material, leaving a level, clean and tidy area, where practicably possible. All demolition works will be supervised by an appropriately experienced person to be identified in the tender return.
- 1.26 Only fully licensed waste carriers will be used and appropriate waste transfer notes supplied upon completion of works.
- 1.27 All demolition arisings are to be removed from site.
- 1.28 Clean Site and Project Sign off.
- 1.29 Decant from Site.
- 1.30 Contract of appointment will be JCT Minor Works Building Contract (MW 2016).

Appendix A

Pricing Document

Project Title:	Sandmartins, Kings Parade - Demolition Pricing Schedule
Employer	Homebeach Ltd
Employers Agent/Project Manager:	Peter Minett & Partners Ltd



Contractor to allow for all works necessary to complete the works inline with the Dismantling and Demolition Scope of Works

Item	Element	Unit	Quantity	Rate	Total	Comments
Fees (Works to be completed in advance of commencement on site)						
1	Submit and secure Section 80 Local Authority Demolition Notice and all other required regulatory and statutory notifications and or certificates.	Item	1			
2	Produce submission of Demolition Phase Health and Safety Plan in accordance with current CDM Regulations.	item	1			
3	Supply detailed site-specific method statement and risk assessments to the satisfaction of Peter Minett & Partners Ltd. RAMS to be submitted within two weeks from written acceptance of the Contractor's tender by the Employer's Representative. <i>Contractor to include additional items as required</i>	item	1			
Preliminaries						
4	Provide welfare facilities for the duration of the works	item	1			
5	Provide demolition supervisor for the duration of the works	item	1			
6	Provide temp water and power as necessary to complete the works. The Contractor may adapt the existing supply and establish a standpipe on site. Power is to be by on site generator.	item	1			
7	Provide task lighting as necessary to complete the works	item	1			
8	Provide all external and internal scaffolding necessary to carry out the works including all permits	item	1			
9	Supply and install all temporary fencing and or hoardings, debris netting and sufficient demolition warning signage around the perimeter of the site where necessary	item	1			
10	Insurance Employers Liability and Public Liability £10 million <i>Contractor to include additional items as required</i>					
Works						
11	Construct 2.4m high site hoarding along entire perimeter (including external footpath and internal party boundaries) with Ce2+ structural ply. Include capping, skirting and one number secured pedestrian access gate with padlock.	item	1			
12	Paint hoarding with industrial grade wood paint - colour to be advised.	item	1			
13	Undertake full soft strip and dispose of all items form site to a licenced waste tip.	item	1			
14	Demolition of the existing structure in totality including removal of ground slab and grub up existing foundations. All voids to be back-filled with site generated material, leaving a level, clean and tidy area.	item	1			
15	Excavate and remove existing hardsurfacing and dispose from site. Debris to be transported to and and disposed of at an approved/licenced site.	item	1			
16	Crush suitable demolition waste on site to form 6F2. 6F2 compliance certificate to be submitted to the Employer's Agent prior to Practical Completion.	item	1			
17	Remove from site and dispose of all other demolition waste. <i>Contractor to include additional items as required</i>	item	1			
Sub-total demolition works (inc 5% client discount)						plus Vat
18	Asbestos Survey	item	1			
19	Removal of all licenced and non-licenced ACMs	item	1			
TOTAL						pus Vat
Demolition Contractor must provide the following rates						
20	Overhead and Profit mark applied to variations	%	15			
21	Hourly rate for non-productive down time instructed by Peter Minett & Partners Ltd	Hr	1			

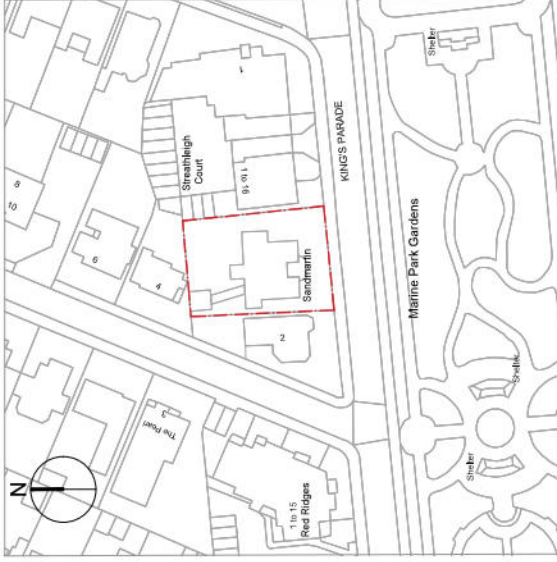
Programme			
22	Demolition Programme in weeks	4	weeks

Appendix B

Drawings



EXISTING BLOCK PLAN
SCALE 1:500



EXISTING SITE PLAN
SCALE 1:1250

This drawing is prepared solely for design and planning submission purposes. It is not intended or suitable for other building regulations or construction purposes and should not be used for such. All dimensions shall be checked and confirmed with site reps, and any discrepancies shall be reported immediately. For construction information please refer to all drawings and specifications of works.
For any structural elements details please refer to structural engineer's drawings & calculations.
The copyright of this drawing and designs remains with Extension Architecture. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of Extension Architecture.

CLIENT
Gareth Parry
PROJECT
Sandsmartins King's Parade, PO21 2QY
TITLE
LOCATION PLAN

NOTES

VERSION	DESCRIPTION	DATE
1		

SCALE	DATE
1:500 1:1250	29.04.2025
DRAWN	VERSION
SF	A
SHEET REF. NO	
SM-KP-BR-00	

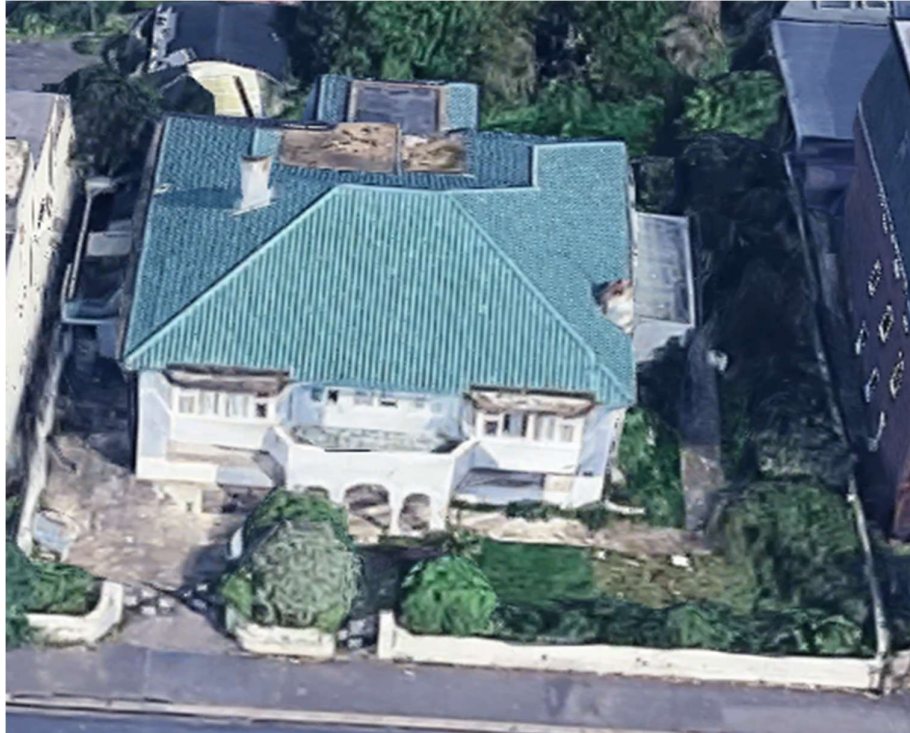
Scale 1:1250 @A3
Scale 1:500 @A3
0 12.5 25 37.5 50 62.5m
0 5 10 15 20 25m

Appendix C

Photographs



KINGS PARADE ELEVATION



TOP VIEW FRONT



TOP VIEW REAR

Appendix D

Asbestos R & D Survey Report

ASBESTOS SURVEY REPORT

**SANDMARTINS
KINGS PARADE
ALDWICK
PO21 2QY**



SURVEY CONDUCTED BY:

**PHILIP WATERS
TS ASBESTOS
39 GRAYDON AVENUE
CHICHESTER
PO19 8RG**

15 FEBRUARY 2025

CONTENTS

- **General Site & Survey Information**
- **Survey Report & Material Assessments**
 - **Asbestos Certificate & analysis**
 - **P402 Certificate**

Introduction

TS ASBESTOS was instructed to carry out an HSG 264 demolition survey of : Sandmartins Kings Parade Aldwick PO21 2QY

The report will record:

- Identified, strongly presumed and presumed asbestos products.
- If a bulk sample has been taken, identify the types of asbestos found.
- The approximate quantities and exact location of the asbestos containing materials.
- The ability for identified strongly presumed and presumed asbestos containing materials to release fibres using the materials assessment algorithm as detailed in HSG 264

General

Name & address of the surveying organisation

TS Asbestos, 39 Graydon Avenue Chichester PO19 8RG

Surveyor's name

Philip Waters conducted this survey.

Date of Survey

The survey was conducted on the 12 February 2025

Purpose, aims and objectives of the survey

The purpose of the survey was to assist the duty holder to comply with their obligation to manage any asbestos found in the premises.

The agreed objectives of the survey were to as far as reasonably practicable, identify and record:

1. The location, extent and product type of any suspected asbestos containing materials
2. Information about accessibility, condition and surface treatment of presumed or identified asbestos containing materials.
3. The presumed or analysed asbestos type of suspect materials.
4. Recommended management action.

Areas included within the survey

All areas known as: Sandmartins Kings Parade Aldwick PO21 2QY

Areas excluded from the survey.

No areas were excluded from this survey.

Survey method used

In accordance with HSG 264 – Surveying, sampling and assessment of asbestos-containing materials.

Type[s] of survey

This demolition survey is required as detailed in HSG 264

Variations or deviations

No material assessment would be undertaken of presumed or strongly presumed asbestos unless the material is clearly visible.

Survey Report & Material Assessments**Survey & sampling equipment**

In accordance with the survey risk assessment [Annex C]

Survey personnel

The surveyor was Philip Waters.

Survey precautions

The survey was conducted during normal working hours. Non – protected people were advised not to enter the area whilst sampling was in progress.

SURVEY SUMMARY

ASBESTOS FABRIC FLASH GUARDS

Sample Ref	Description	Location
No Asbestos detected		

TEXTURED COATINGS PRODUCTS

Sample Ref	Description	Location
SM3	TEXTURED COVERING	GROUND FLOOR HALL CEILING
SM5	TEXTURED COVERING	GROUND FLOOR WC CEILING
SM6	TEXTURED COVERING	LOUNGE CEILING – ORIGINAL COVERING NOW OVERBOARDED
SM7	TEXTURED COVERING	1ST FLOOR CEILINGS

CEMENT PRODUCTS

Sample Ref	Description	Location
SM1	CEMENT BOARD	ENTRANCE PORCH CEILING
SM2	CEMENT PANEL	ROOF SOFFITS
SM4	CEMENT PIPE	ELECTRIC CUPBOARD

VINYL FLOOR TILES

Sample Ref	Description	Location
No Asbestos detected		

BITUMEN PRODUCTS

Sample Ref	Description	Location
No Asbestos detected		

SAMPLED MATERIALS

SAMPLE NO 1

ENTRANCE PORCH CEILING– CEMENT BOARD



Sample 1	
Sample reference	SM1
Internal/external	EXTERNAL
Level	GROUND
Product description	CEMENT BOARD
Amount	7 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	<i>NO ASBESTOS DETECTED</i>

SAMPLED MATERIALS
SAMPLE NO 2
ROOF SOFFITS- CEMENT PANEL

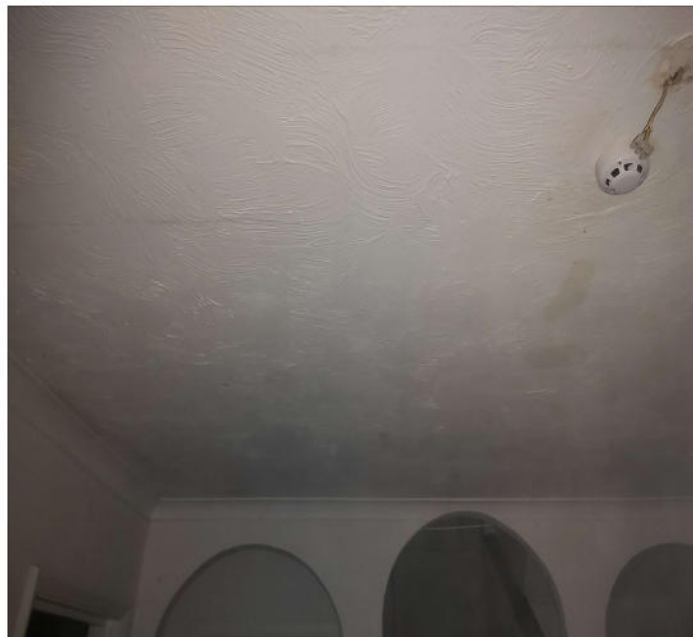


Sample 2	
Sample reference	SM2
Internal/external	EXTERNAL
Level	GROUND / ROOF
Product description	CEMENT PANELS
Amount	25 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	<i>NO ASBESTOS DETECTED</i>

SAMPLED MATERIALS

SAMPLE NO 3

HALL 7 GROUND FLOOR CEILINGS – TEXTURED CEILING



Sample 3	
Sample reference	SM3
Internal/external	INTERNAL
Level	GROUND
Product description	TEXTURED COVERING
Amount	25 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	<i>NO ASBESTOS DETECTED</i>

SAMPLED MATERIALS

SAMPLE NO 4

ELECTRIC CUPBOARD – CEMENT SOIL PIPE



Sample 4	
Sample reference	SM4
Internal/external	INTERNAL
Level	GROUND
Product description	CEMENT PIPE
Amount	2 MT RUN
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	<i>CHRYOTILE</i>

Sample Reference	SM4
Product type	1
Extent of damage/deterioration	3
Surface treatment	1
Asbestos type	1
TOTAL	6
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIALS

SAMPLE NO 5

WC CEILING – TEXTURED COVERING



Sample 5	
Sample reference	SM5
Internal/external	INTERNAL
Level	GROUND
Product description	TEXTURED COVERING
Amount	4 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	<i>CHRYSTILE</i>

Sample Reference	SM5
Product type	1
Extent of damage/deterioration	3
Surface treatment	1
Asbestos type	1
TOTAL	6
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIALS

SAMPLE NO 6

ORIGINAL LOUNGE CEILING – NOW OVERBOARDED - TEXTURED COVERING



Sample 6	
Sample reference	SM6
Internal/external	INTERNAL
Level	GROUND
Product description	TEXTURED COVERING
Amount	35 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	SM6
Product type	1
Extent of damage/deterioration	3
Surface treatment	1
Asbestos type	1
TOTAL	6
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIALS

SAMPLE NO 7

FIRST FLOOR CEILINGS - TEXTURED COVERING



Sample 7	
Sample reference	SM7
Internal/external	INTERNAL
Level	FIRST
Product description	TEXTURED COVERING
Amount	THROUGHOUT
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	<i>NO ASBESTOS DETECTED</i>

SITE PLAN

SOIL PIPE SM4		 WC SM5
		 LOUNGE SM6

KINGS PARADE

ASBESTOS REGISTER

Sample Reference	Location	Material	Quantity
SM4	GROUND FLOOR ELECTRIC CUPBOARD	CEMENT SOIL PIPE	2 MT RUN
Date analysed	Asbestos Type	Material assessment	Action
14 FEBRUARY 2025	CHRYSTILE	6	<i>REPAIR / MANAGE</i>

Sample Reference	Location	Material	Quantity
SM5	DOWNSTAIRS WC CEILING	TEXTURED COVERING	4 SQ MTS
Date analysed	Asbestos Type	Material assessment	Action
14 FEBRUARY 2025	CHRYSTILE	6	<i>REPAIR / MANAGE</i>

Sample Reference	Location	Material	Quantity
SM6	DOWNSTAIRS LOUNGE ORIGINAL CEILING – NOW OVERBOARDED	TEXTURED COVERING	35 SQ MTS
Date analysed	Asbestos Type	Material assessment	Action
14 FEBRUARY 2025	CHRYSTILE	6	<i>REPAIR / MANAGE</i>



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD

PREMIUM

EMERGENCY

Client:	TAKESTOCK ASBESTOS SURVEYORS & AUDITORS
Address:	39 GRAYDON AVENUE CHICHESTER WEST SUSSEX PO19 8RG
Attention:	PHILIP WATERS
Site Address:	SAND MARTINS KINGS PARADE ALDWICK PO21 2QY
Date sample taken:	13/02/25
Date sample received:	14/02/25
Date of Analysis:	14/02/25

Analysis Report No. SCO/25/4399

Report Date. 14/02/25

Site Ref No. N/A

Page No: 1 Of 1

No. of Samples: 7

Obtained: DELIVERED

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.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	SM1	ENTRANCE PORCH CEILING – CEMENT PANEL	NADIS
2	SM2	SOFFITS – CEMENT PANEL	NADIS
3	SM3	GROUND FLOOR – TEXTURED COATING TO CEILING	NADIS
4	SM4	ELECTRICITY CUPBOARD – SOIL PIPE – CEMENT PIPE	CHRYSTOTILE
5	SM5	GROUND FLOOR – WC – TEXTURED COATING TO CEILING	CHRYSTOTILE
6	SM6	ORIGINAL CEILING TO LOUNGE CEILING – TEXTURED COVERING	CHRYSTOTILE
7	SM7	FIRST FLOOR – TEXTURED COATING TO CEILING THROUGHOUT	NADIS

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:	S GIDDINGS	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

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

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU



Certificate of Training

Awarded to

PHILIP ALAN WATERS

who has attended

***BOHS P402 Buildings Surveys & Bulk Sampling
for Asbestos Course***

*January 2004
Core guided learning hours 21
IOSH points 10*

Training Director



Certificate No. 3329

Approved by CITB (CONSTRUCTION INDUSTRY TRAINING BOARD)

A. Survey Caveat

B. Survey Risk Assessment

C. HSG 264 [2010] Material Assessment

D. Asbestos Materials

APPENDIX A Survey Caveat.

This report is based upon a non-destructive inspection of an unfamiliar site.

1. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during other activities. For reasons set out in this report, the report cannot give assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

2. All samples collected on site have been analysed by an independent laboratory and the results detailed in this report.

3. Debris / residue from previous asbestos removal projects may well be present in some areas ie. Plant rooms, ducts, undercrofts etc.

It must be recognised that asbestos removal techniques have greatly improved over the years following the introduction of more stringent legislation laying down enforceable guidelines, e.g., The Control of Asbestos at Work Regulations 2012.

Asbestos removal prior to the introduction of this regulation could not meet today's standards, and therefore debris/residue may be present beneath new coverings.

General asbestos debris/residue does not form part of this survey,

However, all good intentions are made for its discovery.

4. Where asbestos containing materials have been presumed / detected, it is possible that past degradation [or future deterioration] may contaminate localised areas.

The presence or extent of any such contamination cannot be visually identified or assessed without the use of Airborne Fibre Monitoring and Swab Sampling techniques etc. being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction/visit and would be subject to further cost implications, unless originally instructed as part of the survey.

5. TS Asbestos cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report, nor can we be held responsible for any damage caused due to sampling procedures utilised during the survey. Due to the nature and necessity of sampling for asbestos some residual risk is unavoidable but will be limited to that necessary for the collection of samples

Appendix B – Survey risk assessment

	Sandmartins Kings Parade Aldwick PO21 2QY	Recommended action	Comments

Type of Risk		Type of Risk	
A: Tripping and/or slipping	1	I: Burning	0
B: Falling on site	1	J: Nuisance Dust	0
C: Falling objects	0	K: Noise	0
D: Personal injury	0	L: Cutting	0
E: Lifting	0	M: Other workers	0
F: Eye injury	0	N: Exposure to Asbestos fibres	0
G: Electric shock	0		
H: Chemical vapours or fumes	1		
Level of Risk			
0: No risk		3: High risk	
1: Possible risk		4: Very high risk	
2: Moderate risk			

AVAILABLE ACTIONS

1. Insignificant risk, No action.
2. Risk covered by regulations. No action.
3. Supply additional information and instructions.
4. Additional training required.
5. Prepare and implement new procedures.

APPENDIX C – HSG 264 material assessment

Parameters [categories]	Examples of scores	Score
Product Type [or debris from product type]	Asbestos-reinforced composites [plastic, resins, mastics, roofing felts, vinyl floor Tiles, semi-rigid paints or decorative finishes [Artex], asbestos cement etc.],	1
	Asbestos insulating board [AIB], mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes, woven textiles, asbestos paper & felt.	2
	Thermal insulation [e.g. pipe & boiler lagging] sprayed asbestos, loose asbestos mattresses and packing.	3

Extent of Damage /Deterioration	Good condition: no visible damage	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage: significant breakage of materials or several small areas where material has been Damaged revealing loose asbestos fibres.	2
	High damage or delamination of materials, sprays & thermal insulation. Visible asbestos debris.	3

Surface treatment	Composite materials containing asbestos: Reinforced plastics, resins, vinyl tiles	0
	Enclosed sprays and lagging, AIB [with exposed Face painted or encapsulated], asbestos cement Sheets etc.	1
	Unsealed AIB, or encapsulated lagging & sprays	2
	Unsealed lagging & sprays	3

Asbestos type	Chrysotile	1
	Amphibole asbestos excluding crocidolite	2
	Crocidolite	3

Asbestos type

- For identified ACM the score that equates to the analysis result is selected, if the item is more than one type of asbestos the highest score is used.
- Presumed and strongly presumed ACM are scored as though Crocidolite [3] unless analysis of similar materials shows a different asbestos type or unless there is a reasoned argument that another type of asbestos was always used.

The 4 scores are added together to produce a total.

The total score can be compared with the Material table below.

Total Score	Material Assessment
2-4	Very low potential to release fibres
5-6	Low potential to release fibres
7-9	Medium potential to release fibres
10-12	High potential to release fibres

APPENDIX D – Asbestos Materials

The asbestos materials and products detailed below have differing compositions; therefore, the friability [ease of fibre release] of each type of material is different. The material types shown below are listed in approximate descending order of friability and asbestos hazard.

Sprayed coatings & lagging:

These materials have asbestos content of up to 85%; they are in general the most friable of the ABM [asbestos based materials] and present a high risk of fibre release if damaged. Repair should only be considered if the damage to the material is minor, otherwise removal will be necessary. Accessible material, which is to remain in place, may require additional sealing or protection to avoid future damage. All work must be carried out by a licensed asbestos removal contractor, in accordance with the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board.

Ropes, yarns, clothes & paper:

These products often have an asbestos content approaching 100% and may represent a hazard particularly when handled in large quantities. Removal of “unbonded” materials should only be undertaken by a licensed asbestos removal contractor following the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board.

Insulating board & products:

Asbestos-insulating board [AIB] normally has an asbestos content of 15 to 40%. The risk of fibre release from insulating board is relatively low unless it has been damaged, or the material is “worked on”. The repair of small areas of damage is possible, and if the board has a raw surface, then it should be painted to seal it and prevent further damage and fibre release. If the damage is extensive, or the material is likely to be disturbed frequently, and then it should be removed by a licensed asbestos removal contractor, in accordance with the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board.

Gaskets, brake pads etc.:


There are various forms of compressed fibre, rubberized or other polymer asbestos gaskets, seals and pads. In general, these products are “bonded materials” and are sealed within appliances where they are unlikely to release fibres.

Asbestos cement and products:

Asbestos cement products normally have asbestos content of 10 to 15%. Asbestos cement is unlikely to release fibres due to the density of the material, however, sawing, sanding or wire brushing this material is to be avoided. Painting may repair minor damage. It should be noted that “weathering” of external cement sheet would cause the surface to soften and become more friable. During removal, the cement material should be wet, and removed carefully without breaking the product; removal should be carried out in accordance with HSG, Working with Asbestos Cement,

Other products:

Other asbestos products include bitumen felts, vinyl flooring and tiles, plastics, paints, putties and sealants. These materials generally present a very low asbestos hazard because the asbestos fibre content is often relatively low, and the asbestos fibres are trapped within the matrix of the product and unlikely to be released. Appropriate care and precautions should be taken when “working on” or removing these products.

Report prepared by...  ...Philip Waters

Report no: Si 2399

Date 15 February 2025

