

ASBESTOS SURVEY REPORT

KENTS YARD
BROOKPIT LANE
CLIMPING
LITTLEHAMPTON
WEST SUSSEX
BN17 5QT



SURVEY CONDUCTED BY:

PHILIP WATERS
TSASBESTOS
FORUM HOUSE
STIRLING ROAD
CHICHESTER
PO19 7DN

18 JUNE 2020

CONTENTS

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

Introduction

TS ASBESTOS was instructed to carry out a HSG 264, refurbishment & demolition survey into the presence of asbestos containing material at: Kents Yard Brookpit Lane Climping Littlehampton West Sussex BN17 5QT

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, Forum House, Stirling Road, Chichester, West Sussex, PO19 7DN

Surveyor's name

Philip Waters conducted this survey. The report was checked by Sara Waters

Name & address of the client

Finan Investments Ltd South Lodge Connolly Way Graylingwell Chichester PO19 6PG

Date of Survey

The survey was conducted on the 15 June 2020

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 the 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 : Kents Yard Brookpit Lane Climping Littlehampton West Sussex BN17 5QT

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 refurbishment & 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]

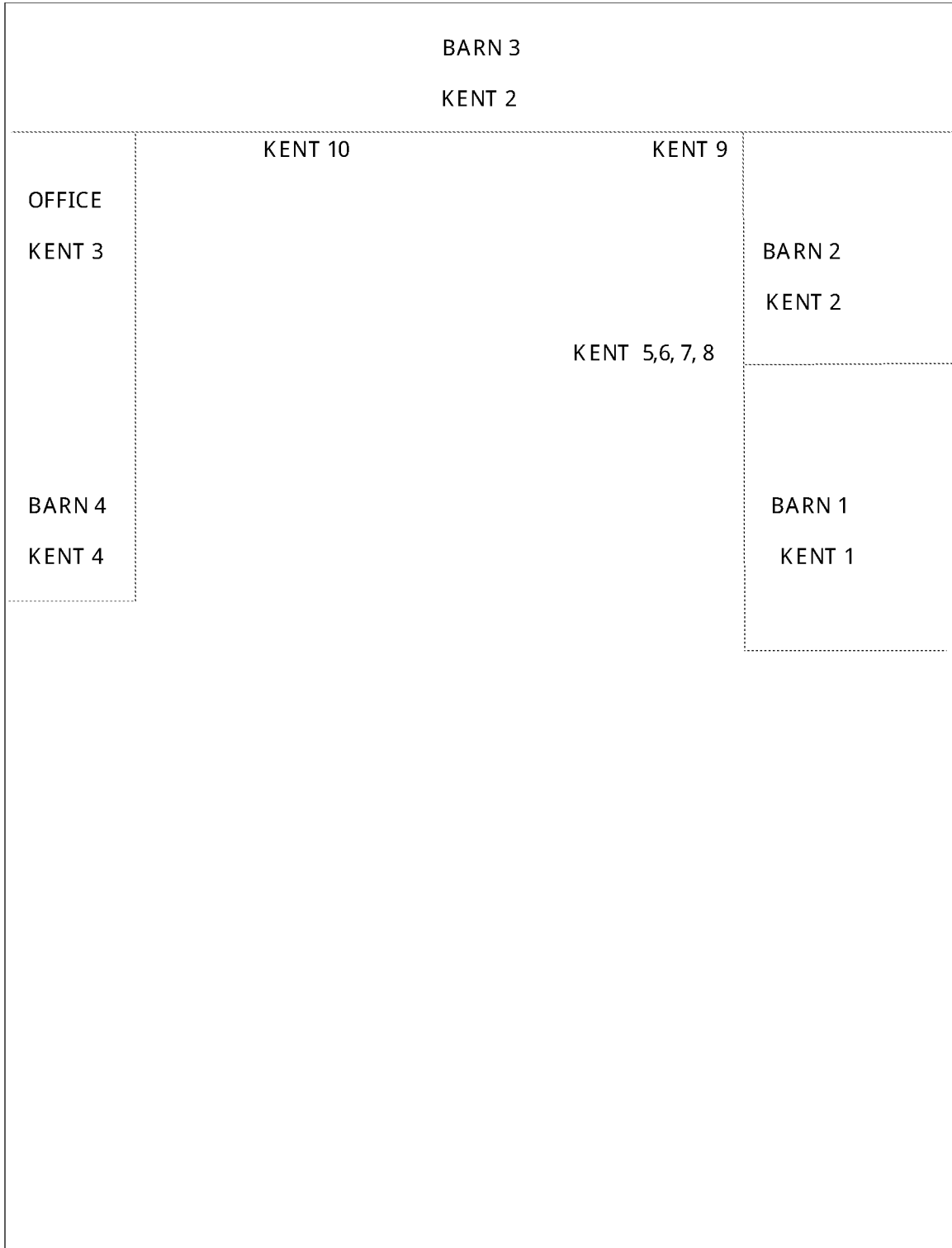
Survey personnel

The surveyor was Philip Waters.

Survey precautions

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

SITE PLAN



SURVEY SUMMARY

ASBESTOS FABRIC FLASH GUARDS

Sample Ref	Description	Location
No Asbestos detected		

TEXTURED COATINGS PRODUCTS

Sample Ref	Description	Location
KENT 3	Textured finish	Office ceilings

CEMENT PRODUCTS

Sample Ref	Description	Location
KENT 1	Corrugated roof panels	Barn 1 roof
KENT 2	Corrugated roof panels	Barn 2 roof
KENT 4	Corrugated roof panels	Barn 3 roof
KENT 5	Corrugated roof panels	On floor outside barn 1 / 2
KENT 6	Rainwater pipe	On floor outside barn 1 / 2
KENT 7	Rainwater gutter	On floor outside barn 1 / 2
KENT 8	Cold water tank	On floor outside barn 1 / 2
KENT 9	Rainwater pipe	R/h corner of site
KENT 10	Rainwater gutter	Barn 3 roof

VINYL FLOOR TILES

Sample Ref	Description	Location
No Asbestos detected		

BITUMEN PRODUCTS

Sample Ref	Description	Location
No Asbestos detected		

FIBROUS MATERIAL

Sample Ref	Description	Location
No Asbestos detected		

SAMPLED MATERIAL

SAMPLE 1 BARN 1 CORRUGATED ROOF PANELS



Sample 1	
Sample reference	KENT 1
Internal/external	EXTERNAL
Level	ROOF
Product description	CORRUGATED ROOF PANELS
Amount	126 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 1
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

SAMPLE 2 BARN 2 CORRUGATED ROOF PANELS



Sample 2	
Sample reference	KENT 2
Internal/external	EXTERNAL
Level	ROOF
Product description	CORRUGATED ROOF PANELS
Amount	144 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 2
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

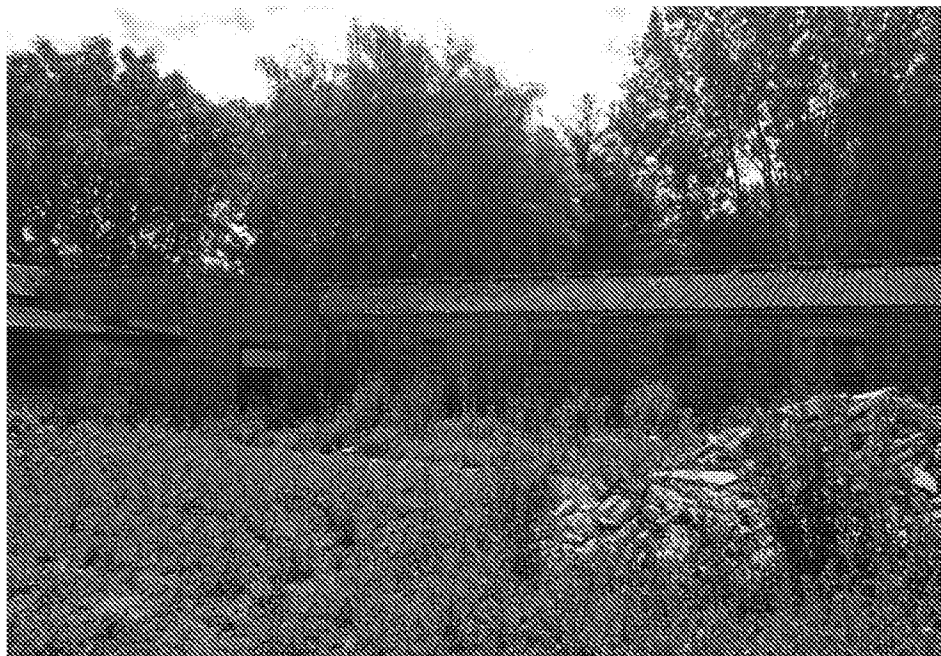
SAMPLE 3 OFFICE CEILINGS - TEXTURED PAINT FINISH



Sample 3	
Sample reference	KENT 3
Internal/external	INTERNAL
Level	CEILING
Product description	TEXTURED PAINT FINISH
Amount	28 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	NO ASBESTOS DETECTED

SAMPLED MATERIAL

SAMPLE 4 BARN 3 CORRUGATED ROOF PANELS



Sample 4	
Sample reference	KENT 4
Internal/external	EXTERNAL
Level	ROOF
Product description	CORRUGATED ROOF PANELS
Amount	40 SQ MTS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 2
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

SAMPLE 5 REDUNDANT CORRUGATED ROOF PANELS



Sample 5	
Sample reference	KENT 5
Internal/external	EXTERNAL
Level	GROUND
Product description	CORRUGATED ROOF PANELS
Amount	APPROX 20 SHEETS
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 5
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

SAMPLE 6 REDUNDANT RAINWATER PIPE



Sample 6	
Sample reference	KENT 6
Internal/external	EXTERNAL
Level	GROUND
Product description	RAINWATER PIPE
Amount	2.5 MT RUN
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 6
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

SAMPLE 7 REDUNDANT GUTTER



Sample 7	
Sample reference	KENT 7
Internal/external	EXTERNAL
Level	GROUND
Product description	RAINWATER GUTTER
Amount	0.5 MT RUN
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 7
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

SAMPLE 8 REDUNDANT COLD WATER TANK



Sample 8	
Sample reference	KENT 8
Internal/external	EXTERNAL
Level	GROUND
Product description	COLD WATER TANK
Amount	N/A
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 8
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

SAMPLE 9 REDUNDANT GUTTER



Sample 9	
Sample reference	KENT 9
Internal/external	EXTERNAL
Level	GROUND
Product description	RAINWATER GUTTER
Amount	2 MT RUN
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 9
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

SAMPLED MATERIAL

SAMPLE 10 RAINWATER DOWNPIPE / GUTTER



Sample 10	
Sample reference	KENT 10
Internal/external	EXTERNAL
Level	ROOF / GROUND
Product description	RAINWATER GUTTER / PIPE
Amount	3 MT RUN
Accessibility	USUALLY ACCESSIBLE, LIKELY TO BE DISTURBED
Asbestos Type	CHRYSTILE

Sample Reference	KENT 10
Product type	1
Extent of damage/deterioration	2
Surface treatment	1
Asbestos type	1
TOTAL	5
LOW POTENTIAL TO RELEASE FIBRES	

ASBESTOS REGISTER

Sample Reference	Location	Material	Quantity
KENT 1	BARN 1 ROOF	CORRUGATED ROOF PANELS	126 SQ MT
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

Sample Reference	Location	Material	Quantity
KENT 2	BARN 2 ROOF	CORRUGATED ROOF PANELS	144 SQ MT
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

Sample Reference	Location	Material	Quantity
KENT 4	BARN 3 ROOF	CORRUGATED ROOF PANELS	40 SQ MT
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

Sample Reference	Location	Material	Quantity
KENT 5	ON FLOOR OUTSIDE BARN 1/2	CORRUGATED ROOF PANELS	APP 20 SHEETS
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

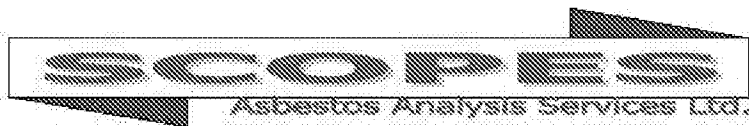
Sample Reference	Location	Material	Quantity
KENT 6	ON FLOOR OUTSIDE BARN 1/2	RAINWATER PIPE	2.5 MT RUN
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

Sample Reference	Location	Material	Quantity
KENT 7	ON FLOOR OUTSIDE BARN 1/2	RAINWATER GUTTER	0.5 MT RUN
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

Sample Reference	Location	Material	Quantity
KENT 8	ON FLOOR OUTSIDE BARN 1/2	COLD WATER TANK	N/A
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

Sample Reference	Location	Material	Quantity
KENT 9	ON FLOOR OUTSIDE BARN 3	RAINWATER GUTTER / PIPE	2 MT RUN
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS

Sample Reference	Location	Material	Quantity
KENT 10	ON FLOOR OUTSIDE BARN 3	RAINWATER GUTTER / PIPE	2 MT RUN
Date analysed	Asbestos Type	Material assessment	Action
17.6.20	CHRYSTILE	5	MANAGE DIS PLAY ASBESTOS AWARE SIGNS



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:	KENTS YARD BROOKPIT LANE CLIMPING BN17 5QT
Date sample taken:	15/05/20
Date sample received:	17/05/20
Date of Analysis:	17/05/20

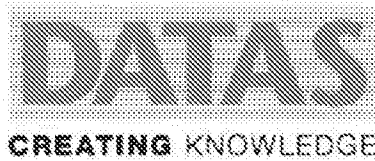
Analysis Report No.	SCG/20/7694
Report Date:	17/06/20
Site Ref No.	N/A
Page No:	1 of 1
No. of Samples:	10
Obtained:	DELIVERED

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.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	KENT1	GARAGE-CORRUGATED ROOF SHEETS	CHRYSTILE
2	KENT2	GARAGE-CORRUGATED ROOF SHEETS	CHRYSTILE
3	KENT3	TEXTURED PAINT FINISH	NADIS
4	KENT4	GARAGE-CORRUGATED ROOF SHEETS	CHRYSTILE
5	KENT5	GARAGE-CORRUGATED ROOF SHEETS	CHRYSTILE
6	KENT6	RAINWATER DOWNPIPE	CHRYSTILE
7	KENT7	RAINWATER GUTTER	CHRYSTILE
8	KENT8	RAINWATER GUTTER	CHRYSTILE
9	KENT9	RAINWATER DOWNPIPE	CHRYSTILE
10	KENT10	RAINWATER DOWNPIPE	CHRYSTILE

KEY: NADIS - No Asbestos Detected in Sample	
Note: All samples will be retained for a minimum of six months.	
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:	W JEFFERIES
Authorised signatory:	[Redacted Signature]
Print name:	S BOLTON - U.C.M
BULK 001 - VER 7 10-June-20-QCM	

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Bexley, Essex SS13 1BZ



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)

APPENDICIES

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.

2. 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 an 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.

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

4. 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.

5. 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.

6. 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 course of 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 sample[s].

Appendix B - Survey risk assessment

SITE	Kents Yard Brookpit Lane Climping Littlehampton West Sussex BN17 5QT	Recommended action	Comments
ZONE			

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 1: Possible risk 2: Moderate risk		3: High risk 4: Very high risk	

AVAILABLE ACTIONS

TYP E	ACTIO N	B Y	DETAILS
A			
B			
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			

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, cloths & 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.:

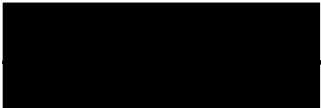
There are various forms of compressed fibre, rubberized or other polymer asbestos gaskets, seals and pads. In general, these products are 'bonded materials' and are sealed within appliances where they are unlikely to release fibres.

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 wetted, 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 1729

Date 18 J une 2020

