

# **ACE Consulting South West Ltd**

A practical approach to health Safety and asbestos

**ACE Consulting South West Ltd  
Frogspool  
Clyst Hydon  
EX15 2NB**

## **Demolition Asbestos Survey Of Dairy Building**



**Issued to: James Bicknall  
Copy to: Alex Vaughan**

Issue Date: 6 Oct 2024  
Issue No: Original

**General Site Information**

<b>Site Details including postcode</b>	Dairy Building		
<b>Survey Type</b>	Demolition Survey		
<b>Client Details</b>	Leader Development		
<b>Survey Date</b>	30 Sept 2024	<b>Report Date</b>	06 Oct 2024
<b>Job No.</b>		<b>Issue No:</b>	One
<b>Surveyor</b>	Andy Ellis C.M.I.O.S,H. CCP (Asbestos)		
<b>Area included within the survey</b>	Building		
<b>Areas Excluded from the survey</b>	Nil		
<b>Any agreed exclusions or inaccessible areas</b>	Below ground slab and surround		

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This report and its contents therein, form the opinions and results of ACE Consulting. All aspects of the production of this report have been done in strict adherence to the current HSG264 methodology. The content of this report may not be amended or altered in any manner by a third party without the express prior consent of ACE Consulting. Any further duplication of this survey must be done in its entirety. All relevant liabilities (actual, assumed or otherwise), under such circumstances will be withdrawn forthwith.

**Please note ACE Consulting cannot be held responsible for the way in which the client may interpret or act upon the results of this report.**

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## How To Use This Survey Report

The survey has been compiled to enable the building owner, duty holder, manager or visiting contractor to identify any room, void, duct, area, equipment, plant or item that contains or may contain any asbestos containing materials (ACM's).

Section 2 is an introduction to the survey and describes the type of survey carried out and the purpose of the survey. Also listed in this section are the areas that we were unable to access and a summary of any urgent works considered necessary by our Lead Surveyor.

Our recommendations to the correct approach to the urgent works mentioned in Section 1 are fully explained within section 6 of this report, which contains all our recommendations for the treatment of all the asbestos containing materials identified.

It is very important to understand the limitations of this report, by reading the survey parameters as detailed within section 8 of this report.

### Identification of Asbestos

To identify the locations of asbestos containing materials, you will need to go to Section 4 – Annotated Floor Plans. Section 4 contains a sample point and a location of asbestos containing materials plan, we may include additional plans of the areas where we have surveyed.

- Step 1**        -        Look up the room where works are required, if the room is marked in red hatch then there are known asbestos containing materials in this room. You will then need to go to Section 3 – Table 1: Asbestos register – to identify the exact whereabouts, type and extent of the materials.
- Step 2**        -        If the room/area is marked with a N.A.V.D. it means that no known asbestos containing material was visually identified during the survey. This information is contained within Table 1.
- Step 3**        -        Where a room/area/item is marked with No Access, this signifies that no access was gained to this area/item during the survey, despite reasonable efforts. A competent person (BOHS P402 certificated, has a minimum of 6 months relevant experience and are accredited to in-house procedures) should be employed to conduct an asbestos survey of this area before any works are conducted.
- Step 4**        -        Section 3 – Table 1 Materials similar to asbestos containing materials specifies where there are asbestos look-alikes within the room or the sample has been analysed and does not contain asbestos N.A.D.I.S. (No Asbestos Detected In Sample).

**Note: The photographs within section 5 should help to pin point their associated ACM's.**

## **Section One**

### **Executive Summary**

ACE Consulting were requested to undertake a Management/ Maintenance survey as defined in HSG 264, "Asbestos: The Survey Guide",

**Asbestos containing materials were identified in the following locations:**

Materials	Locations
Textile	Electrical equipment
Bakelite Electrical Fittings	Throughout
Bitumen Paint	Roof

### **Areas Not Accessed: -**

Location	Reason
Nil	

We have not reported on concealed spaces which may exist within the fabric of the building and where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

No responsibility can be accepted for the presence of asbestos in voids (under-floor, floor, wall or ceiling) other than those opened up during the investigation, as we simply have not seen them. There are some forms of asbestos that may well remain undetected until demolition. These could include overspray in a cavity wall, isolated and sporadic packers.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, rope associated with heating, glazing or power and lift plant etc.

A limited inspection only has been carried out on pipe work concealed by overlying non-asbestos insulation. Inspection of pipe work has been restricted primarily to the insulation visible. The presence of debris to pipe work, which is not readily visible or would require the removal and replacement of all overlying non-asbestos insulation, has been considered outside the scope of this survey.

The Asbestos Containing materials with a high material assessment scores identified during The survey are:

Nil

We would recommend the following priority actions:

Nil

## **Section Two**

### **Introduction**

This report contains the findings of a Demolition survey carried out to provide information for the Client to fulfil the duty to locate asbestos and manage asbestos under regulation 4 of the Control of Asbestos Regulations 2012 and Demolition of Building for development

The building is used as a farm building, we have considered the buildings to be classified as Commercial as per HSG 264.

No of buildings: age, not known, type and construction details. Traditional.

Our inspection was carried out in accordance with the requirements of HSG 264.

We were supplied with the following :

√ X	Item
X	Clear plans
X	Details of service risers
X	Details of service ducts
X	Details of live services on site
√	Details of any restrictions concerning access
√	Details of any restrictions on "damage"
√	Details of any Health and Safety requirements
√	Name and telephone number of site contact
X	Date building was built
X	Number of rooms
X	Copy of any existing asbestos information
X	Up to date asbestos management plan
X	Previous Asbestos Survey
X	Details of removal work undertaken since surveying

Where the client has been unable to supply us with the relevant information, we have attempted to complete the desktop study at the time of the survey.

*"Reasonably practicable"* is a defined legal term that infers a balance of cost versus risk and means that for example it is unlikely that we would find asbestos material used as a rawl plug as that would mean breaking open all the walls. We would also respectfully point out that we have been asked to carry out a survey, not a demolition soft strip. This means that for example we will not normally remove all non-asbestos insulation to check for asbestos debris on a previously lagged pipe, and we will not lift all floors looking for asbestos packers. We will carry out a survey and make and test reasoned hypothesis of where asbestos containing materials could have been used.

**Quantities of asbestos containing materials noted within this report are estimates. For any subsequent removal work, we suggest that a detailed specification is produced.**

**The survey report contains color drawings. If you are working from a black & white photocopy you may have difficulty interpreting the report.**

**Section Three**

**Table of Incidence**

The Control of Asbestos Regulations 2012 places a requirement on the employer or self employed person carrying out the work with asbestos to make an assessment of the likely fibre release and decide whether this will make the work licensable or non- licensable work. Where we have indicated licensed or non- licensed work it is for guidance only and assumes that the contractor will be competent and will follow best practice. It is very easy for what should be a simple non-licensed job to be done in such a way that it would require an asbestos licence – we can accept no liability under any circumstances for how work is carried out unless we are project managing the removal.

**Table 1 Asbestos Register**

Table 1

## Demolition - Incidence Sheet, Asbestos Register

Site Address : the Dairy Building, Cranbrook

Date: 30 Sept 2024

Key:  
 N.A.D.I.S. = No asbestos detected in sample  
 Presumed / Strongly Presumed / No Access

## Risk Rating

10 plus High  
 7 to 9 Medium  
 5 to 6 Low  
 4 & Below Very low

Incident No	ROOM	POSITION / DESCRIPTION	Material Type	Level Of I.D.	Asbestos Type	Extent m <sup>2</sup> Quantity	Photo No	Access	Surface treatment	Condition	Fixing	Risk Rating
	External											
1	External	Bituman Paint on metal roofing sheeting	Bituman	AE3000924/03 Identified	Chrysotile (White)	180	6	Low	Nil	Poor	Glue	3
	External	Mastic on metal windows	Mastic	AE3000924/02 N.A.D.I.S.								
2	External	Flashpads in external electrical equipment	Textile	Strongly Presumed	Chrysotile (White)	<1	1	Low	Nil	Reasonable	Glue	4
3	External	Cartridge fuzes	Paper	Strongly Presumed	Chrysotile (White)	<1	2	Low	Ceramic	U/K	Clipped	4
	Ground Floor											
4	GF01	Bakelite Electrical fittings	Bonded	Strongly Presumed	Chrysotile (White)	<1	3	Medium	Nil	Reasonable	Screwed	4
5	GF02	Bakelite Electrical fittings	Bonded	Strongly Presumed	Chrysotile (White)	<1	4	Medium	Nil	Reasonable	Screwed	4
	GF02	Textiles wrapping on electrical cable	Textile	AE300924/01 N.A.D.I.S.		4 LM	5					
	Loft											
	Loft	N.A.V.D.										

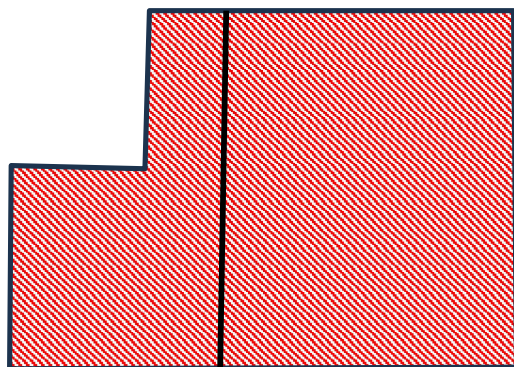


## **Section Four**

### **Annotated Floor Plans**

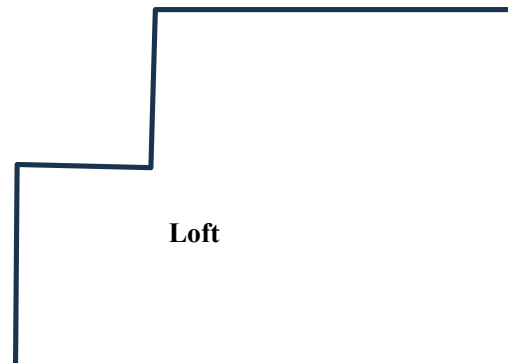
#### **001 – Sample Point Plan and Location of Asbestos Containing Materials Plan External and Ground Floor**

## Ground Floor



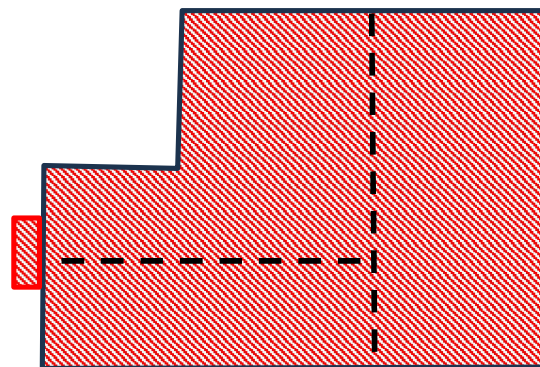
AE300924/01

## Loft



Loft

## External



AE300924/02

AE300924/03

### Key



Asbestos Containing Materials

No access to room

### Plan of Building, Building one

Dairy Building




**Drawing:** Asbestos Containing Materials





Date: 300924 Scale: NTS

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**SECTION 5**

**Photo Display**

Photos Display	Comments
	Photo 1 Fuse box external Textiles
	Photo 2 Main Building Room External Electrical equipment, only couple opened
	Photo 3 Main Building Ground Floor Room GF01 Bakelite electrical equipment

		<p>Photo 4 Main Building Ground Floor Room GF02 Bakelite Electrical Fitting</p>
		<p>Photo 5 Main Building Ground Floor Room GF02 Textile on Electrical cable</p>
		<p>Photo 6 Main Building Room External Bitumen paint to metal sheeting</p>
		<p>Photo 7 Main Building External, building</p>

## **Section Six**

### **Conclusions and Recommendations**

The Control of Asbestos Regulations 2012 places a requirement on the employer or self employed person carrying out the work with asbestos to make an assessment of the likely fibre release and decide whether this will make the work licensable or non-licensable work. Where we have indicated licensed or non-licensed work it is for guidance only and assumes that the contractor will be competent and will follow best practice. It is very easy for what should be a simple non-licensed job to be done in such a way that it would require an asbestos license and unnecessary expose people.

Our recommendations are made based upon each items' assessed potential for fibre release as recommended by the guidance published by the Health and Safety Executive, and with regard to the safety of asbestos in buildings.

#### **Textiles, Paper in Electrical Equipment**

The external fuse boxes has been found to contain asbestos textiles and the cartridge fuses strongly presumed to contain paper,

The Removal of the electrical items should be undertaken by a None licensed trained contractor with asbestos insurance and a Risk assessment and safe system of work, examples of such are on the HSE website, "Asbestos Essentials"

#### **Bitumastic paint on Roofing sheets**

The metal roofing sheets throughout the roof has been identified as containing Chrysotile Asbestos. When the building is demolished the metal sheeting should be removed as asbestos containing and disposed of as Hazardous Waste.

The Removal of the roof should be undertaken by a None licensed trained contractor with asbestos insurance and a Risk assessment and safe system of work, examples of such are on the HSE website, "Asbestos Essentials"

#### **Bakelite Electrical Fittings**

The Bakelite electrical fittings through out the property have been strongly presumed to contain Chrysotile (White) asbestos, they should be removed as asbestos containing and disposed of as Hazardous Waste,

The Removal of the Bakelite electrical Fittings should be undertaken by a None licensed trained contractor with asbestos insurance and a Risk assessment and safe system of work, examples of such are on the HSE website, "Asbestos Essentials"

#### **Waste**

All waste containing asbestos is classified as hazardous waste as defined in the Environment Agency's Publication WM3,  
This normally means it all has to be double wrapped in polythene and taken to an Asbestos Licensed waste tip by a registered waste carrier,

### **Definition of terms:**

<b>Enclosure:</b>	An enclosure is formed from a framework (normally of wood) and covered with 250 micron (1000 gauge) polythene or the room structure which acts as a barrier to prevent the spread of Asbestos fibres during ACM removal work.
<b>Encapsulation:</b>	Provision of paint type coating to effect a continuous seal to the surface of the material and thereby prevent fibre release.
<b>Protection:</b>	Provision of a protective barrier to the ACM or enclosure such as wooden panelling etc.
<b>Labelling:</b>	Fixing of labels – standard 'red A' labels as per Schedule 2 of the Control of Asbestos Regulations 2012 (CAR), Approved Code of Practice for Work L143 to the surface of the material to warn of the hazard.
<b>Registering:</b>	Entering of details, including nature/ location/ extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
<b>Periodic Inspection:</b>	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure/ encapsulation/ removal.
<b>Repair:</b>	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out with labelling.
<b>Removal:</b>	Complete removal of the material under controlled conditions so as to comply with CAR.
<b>Manage:</b>	Provision of a policy of regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.
<b>Licensed Asbestos Removal Contractor:</b>	An organisation holding an appropriate asbestos removal license issued by the HSE under the Control of Asbestos Regulations 2012. The organisation needs to give 14 days notice to the HSE if they are working with a licensed asbestos material.

### **Asbestos Supervisory**

<b>License Holder:</b>	An organisation licensed by the HSE under the Control of Asbestos Regulations 2012 to carry out project management and other supervisory work of licensed asbestos removal contractors. The organization needs to give 14 days notice to the HSE if they are supervising asbestos removal work.
<b>Unlicensed Contractor:</b>	<p>An organisation that does not necessarily hold an asbestos removal license but to comply with the Control of Asbestos Regulations 2012 they must be able to demonstrate the following.</p> <ul style="list-style-type: none"> <li>• Evidence of training to work with the type of asbestos they intend to work with. This must be refreshed on an annual basis.</li> <li>• A competent person has produced a specific risk assessment for the work they are to conduct.</li> <li>• They have produced a specific method of work, (Method Statement) and work to it.</li> </ul> <p>We strongly suggest that evidence of current insurance to work on asbestos containing materials is checked. Most insurances do not cover asbestos work, so the insurance must state they are covered to work with asbestos containing materials. The insurance should be for Employers Liability and Public Liability.</p>
<b>Registered Waste Carrier:</b>	An organisation which is registered with the waste regulatory authority to carry hazardous waste.

## **Section Seven**

### **Bulk Sample Report (Laboratory Results Certificate)**



Please note: a UKAS accredited laboratory undertakes all sample analysis.



**CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES**

<b>CLIENT</b>	ACE Consulting South West Ltd	<b>CERTIFICATE NO.</b>	J082523
<b>ADDRESS</b>	Lower Collishayes, Bickleigh, Tiverton, Devon, EX16 8RJ	<b>DATE OF ISSUE</b>	02/10/2024
<b>TELEPHONE</b>	07788 310549	<b>DATE SAMPLED</b>	30/09/2024
<b>SITE ADDRESS</b>	The Dairy Building, Till House Farm, Yarlington Mill, Crawbrook, EX5 7FJ	<b>DATE RECEIVED</b>	01/10/2024
<b>SITE REFERENCE</b>		<b>DATE ANALYSED</b>	02/10/2024
		<b>NO. OF SAMPLES</b>	3
		<b>SAMPLED BY</b>	ACE Consulting South West Ltd

CASA SAMPLE NUMBER	CLIENT SAMPLE NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED
BS018956	AE300924/01	Textile	N.A.D.I.S
BS018957	AE300924/02	Mastic	N.A.D.I.S
BS018958	AE300924/03	Bitumen	Chrysotile

COMMENTS	FG02 Ext wall, covering on electrical cable		
<b>KEY:</b> <b>NADIS</b> - NO ASBESTOS DETECTED IN SAMPLE. <b>NAD</b> - NO ASBESTOS DETECTED WITHIN LAYER. <b>CHRYSTILE</b> - WHITE ASBESTOS. <b>AMOSITE</b> - BROWN ASBESTOS. <b>CROCIDOLITE</b> - BLUE ASBESTOS. <b>TREMOLITE/ANTHOPHYLLITE &amp; ACTINOLITE</b> - LESS COMMON ASBESTOS FIBRE TYPES.  <small>Note: All comments are the opinion of the analyst only and do not form part of Casa Environmental Services Ltd's UKAS accreditation. Note: Samples will be kept for a minimum of 6 months. Note: Records are kept for a period consistent with any legislation or customer needs and for a minimum of six years. Note: This Certificate of Identification of Asbestos Fibres can only be reproduced with the written permission of Casa Environmental Services Limited.</small>			
ANALYSED BY	Catherine Rossiter	AUTHORISED BY	Catherine Rossiter
SIGNATURE		SIGNATURE	
<small>Authorisation by another member of staff is to confirm that the analysis was undertaken in accordance with in-house quality/technical procedures, current HSG248 guidance and by a suitably qualified analyst.</small>			
<small>Samples have been analysed to determine the presence of asbestos fibres using Casa Environmental Services Ltd's "in house" method of polarised light microscopy and central spot dispersion staining based on HSG248. Where the site address and sample locations have been provided by the client, Casa Environmental Services Ltd is not responsible for the accuracy or competence of these details or of the sampling techniques that have been used, and that results apply to the samples as they are received. Any sampling undertaken by Casa Environmental Services Ltd operatives has been undertaken using "in house" documented procedures which are based on guidance set out within HSG Guidance books HSG264 &amp; HSG248.</small>			

## **Section Eight**

### **Specific Exclusions**

1. Manufactured products containing asbestos have been extremely diverse. Therefore responsibility cannot be accepted for any consequential loss or damage resulting from the presence of asbestos in products where it would not be “expected”.
2. Samples have not been taken where prohibited or prevented by the client, tenant or their representative.
3. Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water adsorption checks have not been made without the permission of the client.
4. Any reference to the type of contractor required for work is made in good faith and we cannot be held liable for any misinterpretations of the Control of Asbestos Regulations 2012.
5. Any reference to areas is an estimate and we will not be held responsible for subsequent loss.
6. Any reference to fixing type is for guidance and we will not be held responsible for subsequent loss.
7. Our liability for civil damages is limited to a sum not exceeding ten (10) times the cost of the survey of the relevant area on a pro rata basis.