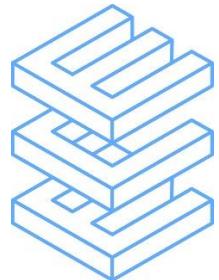


Client	Lake Investments Ltd		
Site	Jacksons, Hammerpond Road, Plummers Plain, Horsham, RH13 6PE	Revision	A
Date	22 December 2025		
Author	S Lower	Checked	C Barker



Whilst this statement/report was originally prepared in reference to a scheme comprising eight dwellings, the proposals have since been revised. The content and conclusions of this statement/report have been reviewed in full by ECE Planning and are considered to remain robust, relevant, and valid in respect of the revised scheme comprising **four residential units only**.

This approach has been discussed with officers at Horsham District Council, who have confirmed that the findings of this statement/report are acceptable and may be relied upon in support of the revised four-unit proposal.

For the avoidance of doubt, this statement/report is submitted solely in support of the current four-unit scheme, and all assessments, findings, and conclusions are considered appropriate and proportionate to this reduced scale of development.



**DEMOLITION & MANAGEMENT SURVEYS  
TO IDENTIFY ASBESTOS PRODUCTS AT**

**STONEHOUSE FARM  
HAND CROSS ROAD  
PLUMMERS PLAIN  
RH16 6NZ**

**SURVEY REFERENCE NO. S0923/37**



**SURVEY CARRIED OUT AND REPORT COMPLETED  
BY ENV SURVEYS LTD**



2794



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Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA tel. 01273 506098 info@envsurveys.com

Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449

## CONTENTS

- 1.0 SITE INFORMATION
- 2.0 SURVEY TYPES
- 3.0 SURVEY METHODOLOGY
- 4.0 SURVEY LIMITATIONS
- 5.0 MATERIAL ASSESSMENT
- 6.0 EXECUTIVE SUMMARY
- 7.0 ACCESS RESTRICTIONS
- 8.0 RECOMMENDED ACTIONS
- 9.0 SURVEY RESULTS TABLE
- 10.0 PHOTOGRAPHS
- 11.0 BULK ANALYSIS CERTIFICATE
- 12.0 PLANS

## APPENDICES

- I. REGULATIONS AND LEGAL REQUIREMENTS
- II. GLOSSARY OF TERMS

## 1.0 SITE INFORMATION

Client: The Allweather Group  
Little Champions Farm  
Maplehurst Road  
Horsham  
RH13 6RN

Survey Requested By: Lisa Mundroina

Site Address / Location: Stonehouse Farm  
Hand Cross Road  
Plummers Plain  
Horsham  
RH16 6NZ

Survey Reference No. S0923/37

Survey Type: DEMOLITION SURVEY & MANAGEMENT

Date of Survey: 19/09/2023

Date Report Completed: 29/09/2023

Lead Surveyor: Quenton Davis BSc(Hons)CoCA  
Other Surveyors: Jim Cameron BSc(Hons)  
Other Surveyors:

Report Prepared By: Quenton Davis BSc(Hons)CoCA



Report Reviewed By: Jim Cameron BSc(Hons)



## 2.0 SURVEY TYPES

### Management Survey

This is the standard survey that should be carried out for the continued management of asbestos in premises. The purpose of the survey is to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy. The survey will primarily involve sampling and analysis to confirm the presence or absence of ACM's. Presumptions can be made on asbestos content by lead surveyors based on their skills and experience and results from other samples taken during the course of the survey. All areas should be accessed and inspected as far as is reasonably practicable, to include above false ceilings, and inside readily accessible risers, service ducts, etc. Where required safe access will need to be provided by the client (to be discussed during survey planning stage).

### Refurbishment and Demolition Survey

This type of survey is used to locate and describe, as far as is reasonably practicable, all ACM's in the area where refurbishment or demolition is planned. The survey will involve destructive inspection, as necessary, to gain access to all locations. The level of intrusion will be significantly greater compared with a management survey, to include accessing structural areas, between floors and walls and underground services. A full sampling programme will be undertaken to identify ACM's and estimates of quantity will be recorded. The survey is primarily designed to identify ACM's so that they can be removed in preparation for refurbishment or demolition. This type of survey should only be conducted in unoccupied areas. Where this is not possible the survey will require careful planning and management, with personnel and equipment/furnishings being decanted and protected while the survey progresses through the building. Surveyed areas will be isolated and confirmed to be fit for reoccupation prior to personnel reoccupying the areas. However, it should be noted that in some cases ACM's may be concealed within the fabric of a building which can only be positively identified once demolition has actually begun.

Due to the way in which asbestos has been used, no survey however thorough is guaranteed to discover all asbestos materials within a structure, therefore any person involved in the demolition or refurbishment process should be made aware of the potential further discovery of asbestos containing materials. In the event that a suspect material is discovered works should immediately cease, the area sealed off, and the material analysed by a UKAS accredited laboratory. Any subsequent actions will be dependent upon the analysis result.

### 3.0 SURVEY METHODOLOGY

3.1 The survey was conducted in accordance with procedures set out in Asbestos: The Survey Guide HSG264 and in-house documented procedures. A variety of characteristics specific to those asbestos containing materials (ACM's) identified were recorded (see Algorithmic Table). These were used to establish the relative ability of the ACM's to release fibres into the air, which could potentially lead to persons in the vicinity being exposed.

3.2 All areas were surveyed in a methodical manner where accessible (see Limitations 4.0). Where sampling was required a sufficient sized piece of material was taken with a sharp implement. The material was made damp to reduce fibre release and placed in an airtight bag. The bag was then labelled with a unique reference number and then double bagged. A label bearing the unique number was then attached to the sample area. Photographic evidence was then taken and the locations recorded on a site plan (where applicable).

3.3 Presumed ACM's that were identified during the survey were also recorded. All non-accessible areas were listed and have been included within the report.

3.4 All samples taken were analysed using polarised light microscopy employing dispersion staining techniques by ENV Surveys Ltd UKAS accredited laboratory in accordance with HSG 248 (Asbestos – The analysts guide for sampling, analysis and clearance procedures).

3.5 We will attempt to maintain our accreditation schedule and to undertake standard inspections in accordance with standard ISO 17020. Opinions detailed in this report, based on the technical data gathered, fall outside the scope of our accreditation.

## 4.0 SURVEY LIMITATIONS

4.1 The survey was limited to those areas where access was gained at the time of survey. Areas where no access was gained at the time of survey have been identified within the report.

4.2 No internal access will be made to electrical plant unless electrics have been isolated. Assumptions as to typical asbestos in electrical plant will be made within the report.

4.3 Limited access was made to plant machinery. Assumptions as to typical asbestos in plant machinery will be made within the reports.

4.4 Concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure have not been reported on.

4.5 No liability can be accepted for the presence of asbestos materials in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.

4.6 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, ropes associated with heating, glazing or power plant etc.

4.7 The survey and investigation is limited to the existing buildings on site and does not include an evaluation of the land surrounding the buildings or on which the buildings are positioned. Access/inspections are not normally made through concrete floor slabs. Core samples are not taken from concrete floor slabs. Any variations to this policy will be recorded in Sections 6 and 7 of this report.

4.8 Drawings / plans, where included in this report, should not be used for scaling or quantification in any way. Any contractor required to carry out works in the contract area shall be responsible for carrying out his own measurements and shall not rely on the quantities given in this report.

4.9 No access will be made beyond suspected asbestos containing materials during the inspection where it is not possible to do so without significantly disturbing the material. Void areas beyond these materials should be presumed to contain asbestos until proven otherwise which may require additional inspections under controlled conditions if deemed necessary.

4.10 Given the way in which asbestos containing materials have been used in concealed and composite structures during the construction of buildings, some asbestos materials may only be detected during the course of demolition works. Care should be exercised at all times during refurbishment or demolition works. Whilst every effort has been made to identify the asbestos materials contained in these premises, ENV Surveys ltd will not accept any responsibility for any future concealed asbestos materials discovered but not identified within this report.

4.11 This report should be read and considered in its entirety.

## 5.0 MATERIAL ASSESSMENT

In addition to identifying asbestos containing materials, each incidence of asbestos materials detected has been assessed according to a number of factors to identify their potential risk. The factors included within the material assessment include product type, condition, treatment, and fibre type. The recommendations based on the material assessment will vary according to specific local conditions. However in order to attempt to standardise potential risk and associated remediation recommendations four score groupings have been used. Where asbestos has been identified, its assessment score has been identified within the 'Survey Results Table' of this report.

### **Assessment Score 10 or more - regarded as having a high potential to release fibres if disturbed.**

These materials warrant urgent attention. Access should be restricted immediately. The asbestos containing material should be removed as soon as practicable along with any associated dust / debris.

### **Assessment Score 7 to 9 - regarded as having a medium potential to release fibres.**

These materials generally require remedial action either in the form of repair or encapsulation. Where continual damage is likely the material should be removed. Asbestos warning labels should be attached, and the materials condition checked on a regular basis.

### **Assessment Score 5 to 6 - regarded as having a low potential to release fibres.**

These materials are generally in good condition and the likelihood of fibre release is low under existing conditions. Asbestos warning labels should be attached, and the materials condition checked on a regular basis. Remove where damage is likely to be sustained.

### **Assessment Score 4 or less - regarded as having a very low potential to release fibres.**

Very low potential to release fibres. Asbestos reinforced composites. Items within this category are of no immediate health risk and may stay in-situ. Asbestos warning labels should be attached, and the material's condition checked on a regular basis. Remove where damage is likely to be sustained.

## Material Assessment Algorithm

To arrive at the assessment scores, the following material assessment point system was used:

PRODUCT TYPE	SCORE
Reinforced composites/cement/bitumens/felts/textured coatings	1
Insulating boards/millboards/textiles/gaskets/ropes/papers	2
Thermal insulation/sprayed asbestos/loose asbestos	3
No asbestos detected	NAD
CONDITION	
Good condition: No visible damage	0
Low damage: Minor damage/abrasions	1
Medium damage: Significant breakage revealing loose fibres	2
High damage: High damage/deterioration of material	3
TREATMENT	
Composite material	0
Enclosed lagging/insulating board with exposed face sealed/cement sheets	1
Unsealed insulating board/encapsulated laggings and sprays	2
Unsealed laggings/sprays	3
TYPE	
Chrysotile	1
Amphiboles excluding crocidolite	2
Amphiboles including crocidolite	3

## **6.0 EXECUTIVE SUMMARY**

### **6.1 General Site Description**

6.1.1 Various farm and commercial buildings located at two separate sites on the Stonehouse Farm Estate.

### **6.2 Scope of Survey**

6.2.1 Demolition surveys of buildings A - F and a management survey of building G. No other buildings on site were included within the scope of the surveys.

### **6.3 General Construction**

6.3.1 *Buildings A-C (Hammerpond Road Site)* : Steel or timber framed concrete, brick or corrugated cement clad farm buildings. Corrugated metal or cement walls, cement fascia's, concrete floors, plastic or concrete rainwater goods.

*Buildings D-G (Handcross Road Site)* :

Buildings D, E & F - Corrugated tin or cement roofs, concrete floors, brick, block or corrugated tin cement walls, cement ceilings and cement rainwater goods. Older type mains electric units with textile flash guards.

Building G - Brick, block or corrugated tin walls, foam insulation to corrugated tin walls / roof sheets. Metal flues, timber windows and doors, metal roller shutter doors. Concrete and timber floors.

### **6.4 Asbestos Containing Materials**

6.4.1 Corrugated asbestos cement roof sheets and asbestos cement fascia's were identified to Building B.

6.4.2 Asbestos millboard was identified to timber joists within Building D.

6.4.3 Corrugated asbestos cement roof sheets were identified to Building D.

6.4.4 The mains electric units with Building D were presumed to contain asbestos textile flash guards.

6.4.5 Corrugated asbestos cement roof sheets, asbestos cement fascia's and asbestos cement rainwater goods were identified to Building E.

6.4.6 The mains electric units with Building E were found to contain asbestos textile flash guards.

6.4.7 Asbestos cement ceilings, corrugated asbestos cement roofs sheets and asbestos cement door panels were identified within Building F.

### **6.5 High Risk Areas**

6.5.1 N/A

### **6.6 Non-asbestos Samples**

6.6.1 All non-asbestos materials identified by sample analysis are detailed within Section 9.0 Survey Results.

## 7.0 ACCESS RESTRICTIONS

### 7.1 Inaccessible Rooms

7.1.1 N/A

### 7.2 Site Specific Limitations / Restrictions

7.2.1 Access to the roof of Building A was not possible due to no safe access. See 8.4

7.2.2 Access to the roof of Building G was not possible due to no safe access. See 8.5

7.2.3 Building E had not been fully cleared of machinery / vehicles / stored items which prevented full access to all areas / elements. Further inspections may be required when this building is fully cleared.

## 8.0 RECOMMENDED ACTIONS

*Please refer to the recommended actions as detailed in the 'Survey Results Table'*

- 8.1 The asbestos cement materials were in good or fair condition. If these materials are likely to be significantly disturbed, they should be removed under controlled conditions and disposed of in accordance with Hazardous Waste Regulations (2005). This is not a licensed activity but the Control of Asbestos Regulations (2012) must still be adhered to. For further guidance on removal please see <http://www.hse.gov.uk/asbestos/essentials/>.
- 8.2 The asbestos millboard was in fair condition and could remain in-situ but will require encapsulation. However if the material is likely to be disturbed it should be removed under fully controlled conditions by a licensed asbestos removal contractor. A 14 day notification to the relevant enforcement agency will be required prior to these works commencing. The Control of Asbestos Regulations (2012) and the Hazardous Waste Regulations (2005) must be adhered to.
- 8.3 The asbestos textile flash guards were in good or fair condition. If these materials are likely to be significantly disturbed, they should be removed under controlled conditions and disposed of in accordance with Hazardous Waste Regulations (2005). This is not a licensed activity but the Control of Asbestos Regulations (2012) must still be adhered to. For further guidance on removal please see <http://www.hse.gov.uk/asbestos/essentials/>.
- 8.4 The corrugated cement roof sheets were not accessible as this material was above safe ladder access height. The cement fascia's to the perimeter of the roof were found to be a non-asbestos fibre cement product and it is likely that the roof sheets are composed of the same material. However, prior to disturbance this material will require testing to confirm this.
- 8.5 The corrugated metal roof was not accessible as this was above safe ladder access height. The roof appears to have a bitumen coating which will require testing prior to any disturbance.
- 8.6 This survey report provides information contributable to a risk assessment however under CAR regulations the duty holder is responsible for making the final risk assessment using their detailed knowledge of the activities carried out within the premises.

## 9.0 SURVEY RESULTS TABLE



SITE:		Stonehouse Farm, Horsham - Specified Buildings only (See section 6.2.1 for scope of buildings surveyed)											
Location / Description		Sample No.	Photo No.	Material	Level of identification	Extent	Access	Product type	Condition	Treatment	Type	Material Assessment Score	Required actions
Hammerpond Road Site - Building A - External fascia's	1	1	Cement	Asbestos not detected			NAD						No action required
Hammerpond Road Site - Building A - External roof		2		Not accessible									See 8.4
Hammerpond Road Site - Building B - External fascia's	2	3	Cement	Identified	Approx 30LM	Low	1	0	1	1	3		See 8.1
Hammerpond Road Site - Building B - External roof sheets	3	4	Cement	Identified	Approx 800 Sq M	Low	1	0	1	1	3		See 8.1
Hammerpond Road Site - Building B - External roof sheets	4	5	Cement	Identified	As above	Low	1	0	1	1	3		See 8.1
Hammerpond Road Site - Building C - External fascia's	5	6	Cement	Asbestos not detected			NAD						No action required
Hammerpond Road Site - Building C - External roof	6	7	Cement	Asbestos not detected			NAD						No action required
Handcross Road Site - Building D - Board to ceiling joists	7	8	Millboard	Identified	1 Sq. m	Low	2	2	2	1	7		See 8.2
Handcross Road Site - Building D - Patch to metal roof	8	9	Bitumen felt	Asbestos not detected			NAD						No action required
Handcross Road Site - Building D - Roof sheets	9	11	Cement	Identified	50 Sq. m	Low	1	0	1	1	3		See 8.1
Handcross Road Site - Building D - Mains electric units - Flash guards		10	Textile	Presumed	Where found	Low	2	0	1	1	4		See 8.3
Handcross Road Site - Building D - Coating to metal roof	10	12	Bitumen	Asbestos not detected			NAD						No action required
Handcross Road Site - Building E - Roof sheets / fascia's	11	13	Cement	Identified	60 Sq. m	Low	1	0	1	1	3		See 8.1

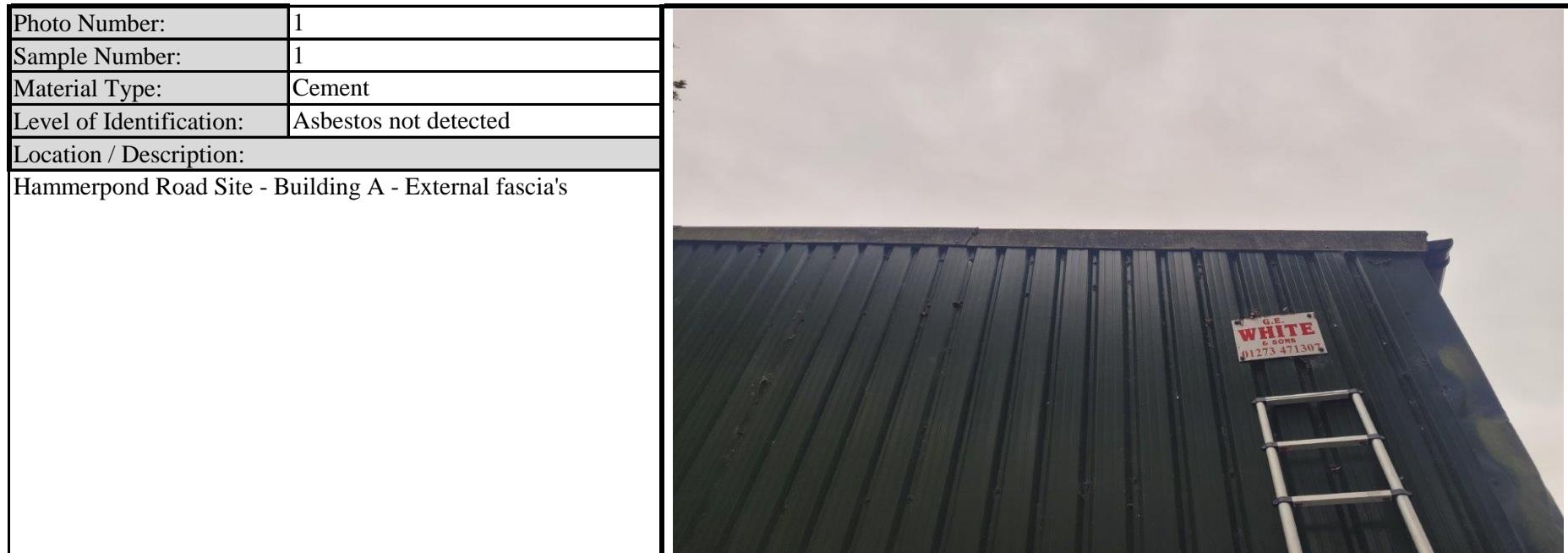
## 9.0 SURVEY RESULTS TABLE



SITE:		Stonehouse Farm, Horsham - Specified Buildings only (See section 6.2.1 for scope of buildings surveyed)											
Location / Description		Sample No.	Photo No.	Material	Level of identification	Extent	Access	Product type	Condition	Treatment	Type	Material Assessment Score	Required actions
Handcross Road Site - Building E - Redundant electrical units - Flash guards	12	14	Textile	Identified	Where found	Low	2	0	1	1	4	See 8.3	
Handcross Road Site - Building E - Coating to metal roof	13	17	Bitumen	Asbestos not detected			NAD					No action required	
Handcross Road Site - Building E - Rainwater goods	As 11	15	Cement	Visually identified	Where found	Low	1	0	1	1	3	See 8.1	
Handcross Road Site - Building E - Electrical units - Flash guards		16	Textile	Visually identified	Where found	Low	2	0	1	1	4	See 8.3	
Handcross Road Site - Building F - Door panels	14	18	Cement	Identified	4 Sq. m	Medium	1	1	1	1	4	See 8.1	
Handcross Road Site - Building F - Door panels		19	Cement	Identified	4 Sq. m	Medium	1	1	1	1	4	See 8.1	
Handcross Road Site - Building F - Roof sheets	15	20	Cement	Identified	10 Sq. m	Low	1	0	1	1	3	See 8.1	
Handcross Road Site - Building F - Lean too - Roof sheets	As 15	21	Cement	Identified	1 Sq. m	Medium	1	0	1	1	3	See 8.1	
Handcross Road Site - Building F - Passage way - Ceilings	16	22	Cement	Identified	5 Sq. m	Low	1	0	1	1	3	See 8.1	
Handcross Road Site - Building F - Ceilings	17	23	Cement	Identified	10 Sq. m	Low	1	0	1	1	3	See 8.1	
Handcross Road Site - Building G - Roof				Not accessible								See 8.5	

## 10.0 PHOTOGRAPHS

e n v



## 10.0 PHOTOGRAPHS

e n v

Photo Number:	3
Sample Number:	2
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	Hammerpond Road Site - Building B - External fascia's

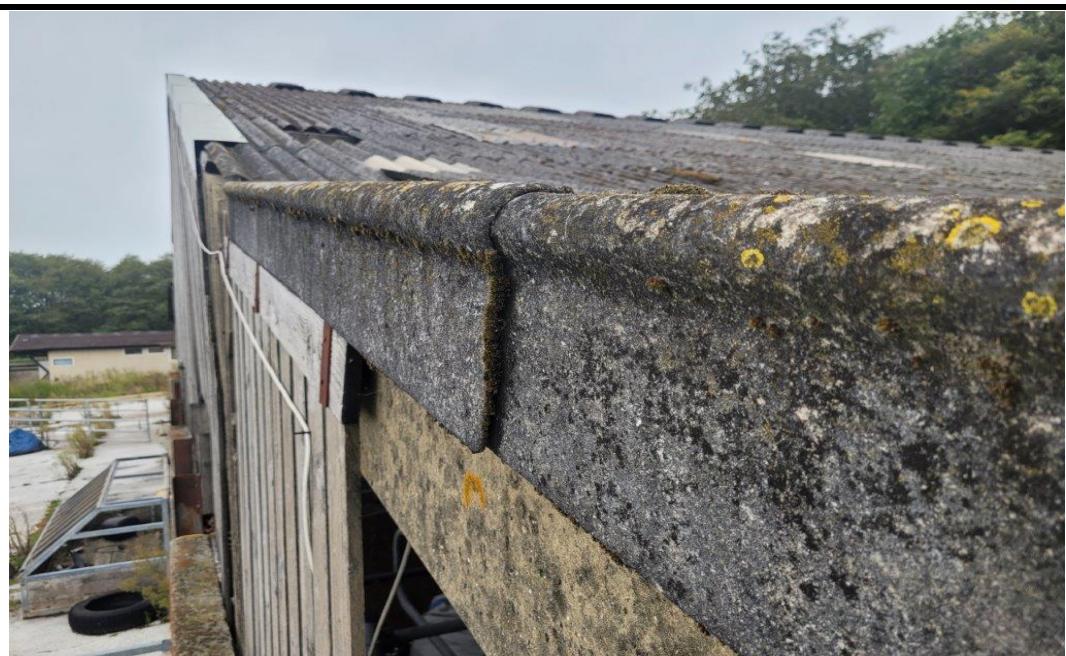


Photo Number:	4
Sample Number:	3
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	Hammerpond Road Site - Building B - External roof sheets



## 10.0 PHOTOGRAPHS

e n v

Photo Number:	5
Sample Number:	4
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	
Hammerpond Road Site - Building B - External roof sheets	



Photo Number:	6
Sample Number:	5
Material Type:	Cement
Level of Identification:	Asbestos not detected
Location / Description:	
Hammerpond Road Site - Building C - External fascia's	



## 10.0 PHOTOGRAPHS

e n v

Photo Number:	7
Sample Number:	6
Material Type:	Cement
Level of Identification:	Asbestos not detected
Location / Description:	Hammerpond Road Site - Building C - External roof

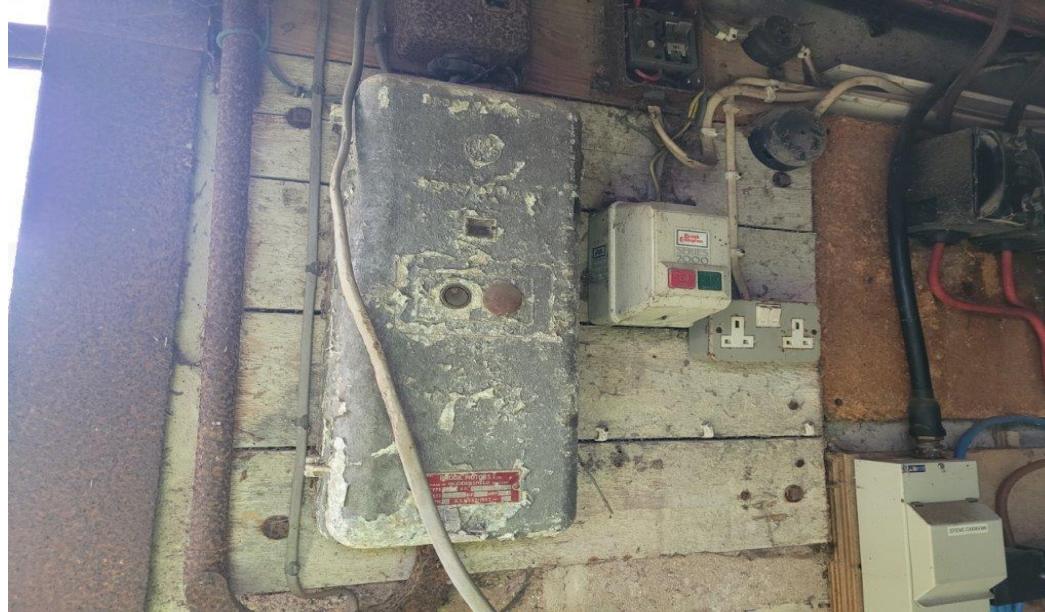


Photo Number:	8
Sample Number:	7
Material Type:	Millboard
Level of Identification:	Identified
Location / Description:	Handcross Road Site - Building D - Board to ceiling joists



## 10.0 PHOTOGRAPHS

e n v

Photo Number:	9
Sample Number:	8
Material Type:	Bitumen felt
Level of Identification:	Asbestos not detected
Location / Description:	Handcross Road Site - Building D - Patch to metal roof
	
Photo Number:	10
Sample Number:	
Material Type:	Textile
Level of Identification:	Presumed
Location / Description:	Handcross Road Site - Building D - Mains electric units - Flash guards
	

## 10.0 PHOTOGRAPHS

e n v

Photo Number:	11
Sample Number:	9
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	

Handcross Road Site - Building D - Roof sheets



Photo Number:	12
Sample Number:	10
Material Type:	Bitumen
Level of Identification:	Asbestos not detected
Location / Description:	

Handcross Road Site - Building D - Coating to metal roof



## 10.0 PHOTOGRAPHS

e n v

Photo Number:	13
Sample Number:	11
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	Handcross Road Site - Building E - Roof sheets / fascia's
	
Photo Number:	14
Sample Number:	12
Material Type:	Textile
Level of Identification:	Identified
Location / Description:	Handcross Road Site - Building E - Redundant electrical units - Flash guards
	

## 10.0 PHOTOGRAPHS

e n v

Photo Number:	15
Sample Number:	As 11
Material Type:	Cement
Level of Identification:	Visually identified
Location / Description:	Handcross Road Site - Building E - Rainwater goods
	
Photo Number:	16
Sample Number:	
Material Type:	Textile
Level of Identification:	Visually identified
Location / Description:	Handcross Road Site - Building E - Electrical units - Flash guards
	

## 10.0 PHOTOGRAPHS

e n v

Photo Number:	17
Sample Number:	13
Material Type:	Bitumen
Level of Identification:	Asbestos not detected
Location / Description:	
Handcross Road Site - Building E - Coating to metal roof	



Photo Number:	18
Sample Number:	14
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	
Handcross Road Site - Building F - Door panels	



## 10.0 PHOTOGRAPHS

e n v

Photo Number:	19
Sample Number:	
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	
Handcross Road Site - Building F - Door panels	



Photo Number:	20
Sample Number:	15
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	
Handcross Road Site - Building F - Roof sheets	



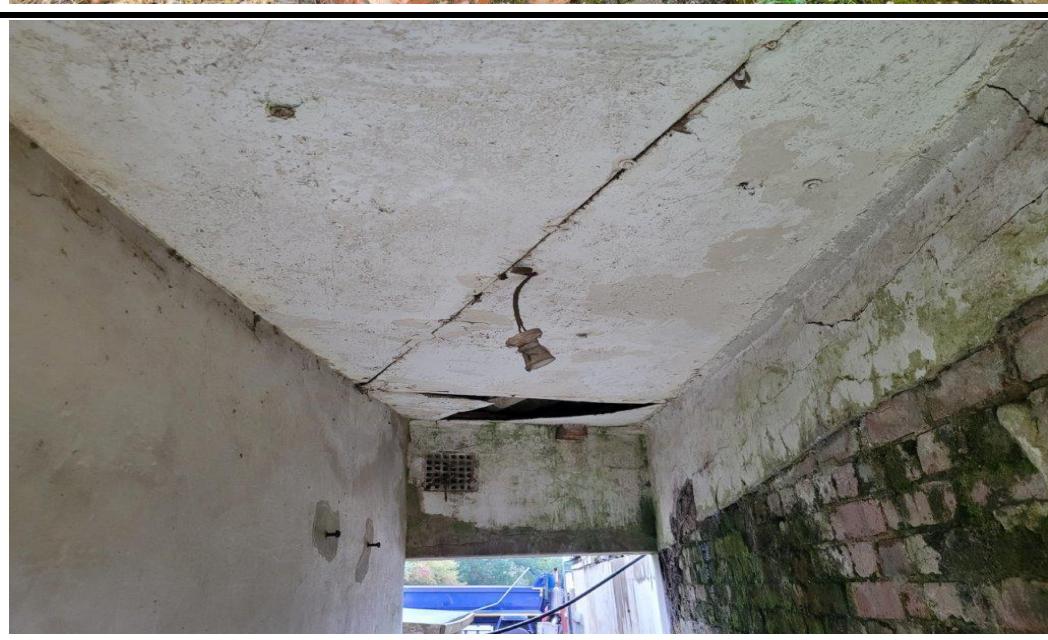
## 10.0 PHOTOGRAPHS

e n v

Photo Number:	21
Sample Number:	As 15
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	
Handcross Road Site - Building F - Lean too - Roof sheets	



Photo Number:	22
Sample Number:	16
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	
Handcross Road Site - Building F - Passage way - Ceilings	



## 10.0 PHOTOGRAPHS

e n v

Photo Number:	23
Sample Number:	17
Material Type:	Cement
Level of Identification:	Identified
Location / Description:	Handcross Road Site - Building F - Ceilings



Photo Number:	24
Sample Number:	
Material Type:	
Level of Identification:	Not accessible
Location / Description:	Handcross Road Site - Building G - Roof



## 11.0 BULK CERTIFICATE



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA

tel: (01273) 506098 e-mail: info@envsurveys.com

Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES					
ENV BULK REF:	B0923/197	DATE SAMPLED:	19/09/2023	NO. OF SAMPLES:	17
CLIENT REF:	N/A	DATE RECEIVED:	19/09/2023	SAMPLED BY:	Jim Cameron
SURVEY REF:	S0923/37	DATE ANALYSED:	26/09/2023	ANALYST:	Mark Williams
CLIENT:			DATE REPORT ISSUED:	29/08/2023	AUTHORISED SIGNATORY:
The Allweather Group Little Champions Farm Maplehurst Road Horsham RH13 6RN			SITE:	Mark Williams	
		Stonehouse Farm Hand Cross Road Plummers Plain Horsham RH16 6NZ			
* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures', and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years. Template Issued 11/10/2021 - Revision 17					
SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
1	Edge	Hammerpond Road Site - Building A - External fascia's	Cement	Asbestos not detected	
2	Edge	Hammerpond Road Site - Building B - External fascia's	Cement	Chrysotile (White) asbestos	
3	Edge	Hammerpond Road Site - Building B - External roof sheets	Cement	Chrysotile (White) asbestos	
4	Edge	Hammerpond Road Site - Building B - External roof sheets	Cement	Chrysotile (White) asbestos	
5	Edge	Hammerpond Road Site - Building C - External fascia's	Cement	Asbestos not detected	

## 11.0 BULK CERTIFICATE



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA

tel: (01273) 506098 e-mail: info@envsurveys.com

Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



### CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

ENV BULK REF:	B0923/197	DATE SAMPLED:	19/09/2023	NO. OF SAMPLES:	17
CLIENT REF:	N/A	DATE RECEIVED:	19/09/2023	SAMPLED BY:	Jim Cameron
SURVEY REF:	S0923/37	DATE ANALYSED:	26/09/2023	ANALYST:	Mark Williams
CLIENT:	The Allweather Group Little Champions Farm Maplehurst Road Horsham RH13 6RN		DATE REPORT ISSUED:	29/08/2023	AUTHORISED SIGNATORY:
			SITE:	Mark Williams	
			Stonehouse Farm Hand Cross Road Plummers Plain Horsham RH16 6NZ		

\* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures', and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years. Template Issued 11/10/2021 - Revision 17

SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
6	Edge	Hammerpond Road Site - Building C - External roof	Cement	Asbestos not detected	
7	Edge	Handcross Road Site - Building D - Board to ceiling joists	Millboard	Chrysotile (White) asbestos	
8	Edge	Handcross Road Site - Building D - Patch to metal roof	Bitumen felt	Asbestos not detected	
9	Edge	Handcross Road Site - Building D - Roof sheets	Cement	Chrysotile (White) asbestos	
10	Scraping	Handcross Road Site - Building E - Roof sheets / fascia's	Bitumen	Asbestos not detected	

## 11.0 BULK CERTIFICATE



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA

tel: (01273) 506098 e-mail: info@envsurveys.com

Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES					
ENV BULK REF:	B0923/197	DATE SAMPLED:	19/09/2023	NO. OF SAMPLES:	17
CLIENT REF:	N/A	DATE RECEIVED:	19/09/2023	SAMPLED BY:	Jim Cameron
SURVEY REF:	S0923/37	DATE ANALYSED:	26/09/2023	ANALYST:	Mark Williams
CLIENT:			DATE REPORT ISSUED:	29/08/2023	AUTHORISED SIGNATORY:
The Allweather Group Little Champions Farm Maplehurst Road Horsham RH13 6RN			SITE:	Mark Williams	
		Stonehouse Farm Hand Cross Road Plummers Plain Horsham RH16 6NZ			
* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures', and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years. Template Issued 11/10/2021 - Revision 17					
SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
11	Edge	Handcross Road Site - Building E - Roof sheets / fascia's	Cement	Chrysotile (White) asbestos	
12	Edge	Handcross Road Site - Building E - Redundant electrical units - Flash guards	Textile	Chrysotile (White) asbestos	
13	Scraping	Handcross Road Site - Building E - Coating to metal roof	Bitumen	Asbestos not detected	
14	Edge	Handcross Road Site - Building F - Door panels	Cement	Chrysotile (White) asbestos	
15	Edge	Handcross Road Site - Building F - Roof sheets	Cement	Chrysotile (White) asbestos	

## 11.0 BULK CERTIFICATE



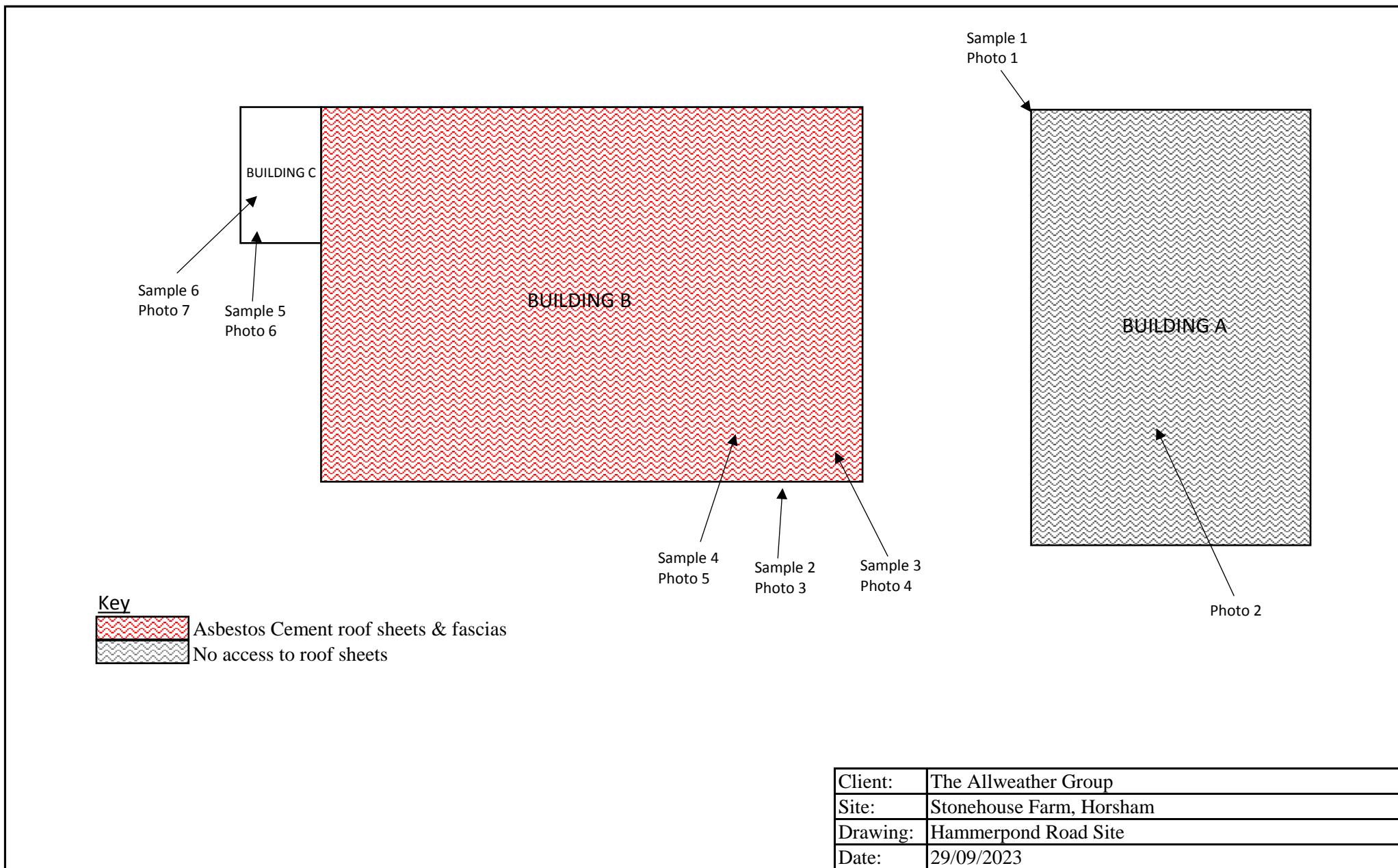
ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA

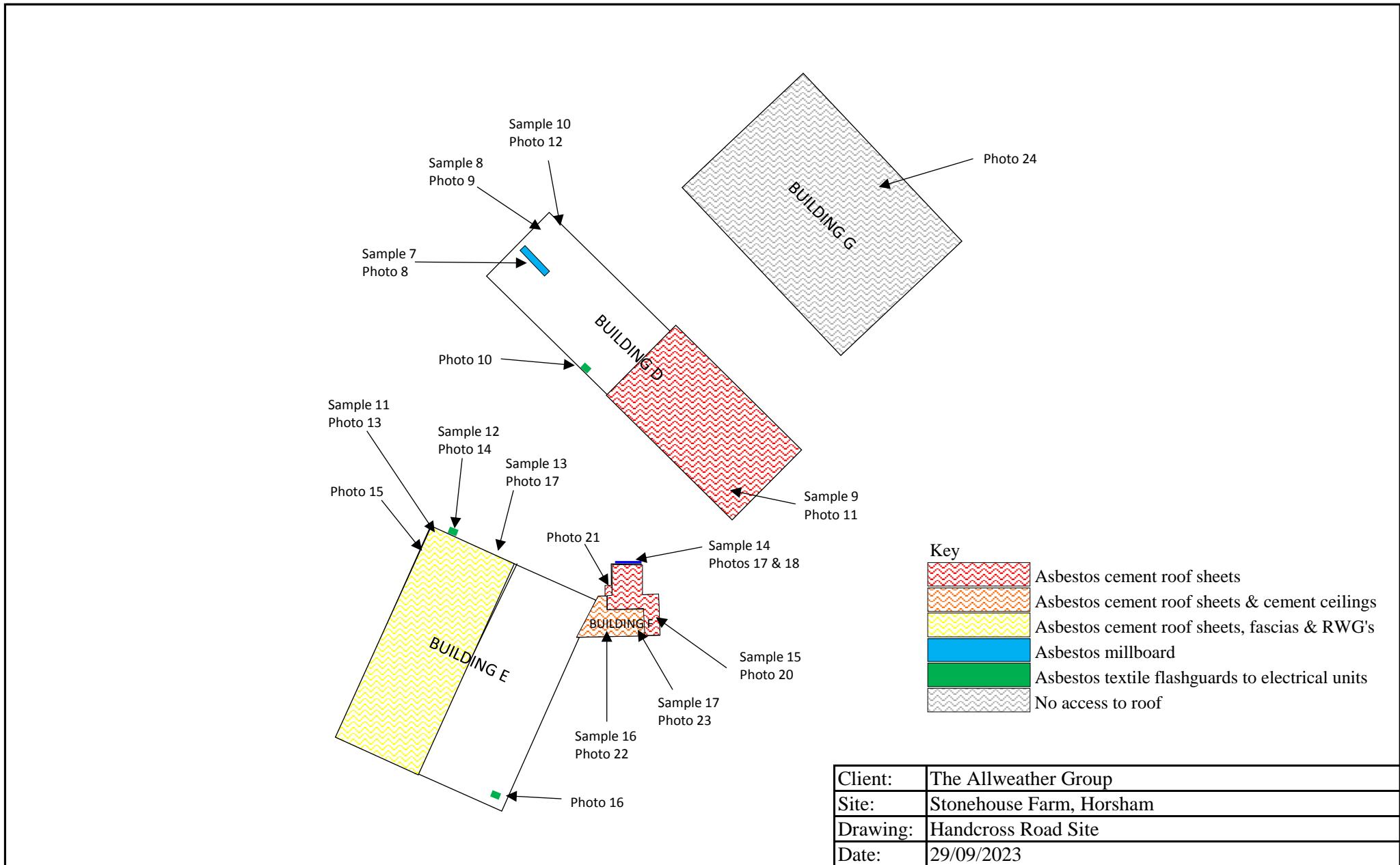
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SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
16	Edge	Handcross Road Site - Building F - Passage way - Ceilings	Cement	Chrysotile (White) asbestos	
17	Edge	Handcross Road Site - Building F - Ceilings	Cement	Chrysotile (White) asbestos	





**I. REGULATIONS AND LEGAL REQUIREMENTS**

The primary reference point relating to work with asbestos containing materials is *The Control of Asbestos Regulations 2012* which came into force on 6<sup>th</sup> April 2012.

Under Regulation 4, every building owner, tenant, managing agent, occupier and anyone else who has any legal responsibilities for workplaces has an obligation to take reasonable steps to find asbestos in premises and check its condition; presume materials contain asbestos unless there is strong evidence to suppose they do not; make a written record of the location and condition of asbestos materials which is kept up to date; assess the risk of anyone being exposed to asbestos materials; and prepare and put into effect a plan to manage the risk.

Works involving asbestos insulation, asbestos coatings or asbestos insulating board require the contractor to be licensed in accordance with The Control of Asbestos Regulations 2012. Minor, short-term repair works may not require a license but you still need to comply with The Control of Asbestos Regulations 2012. Work with asbestos cement and other materials where the asbestos is incidental to the materials main purpose, e.g. plastics, textured coatings, rubber and resins, do not require the contractor to be licensed, however guidance issued by the Health & Safety Executive should be adhered to.

Where asbestos containing materials are left in place, the condition of these materials must be monitored on a regular basis and the results recorded. The regularity of inspections will partly depend on the type of Asbestos material, its location and the nature of occupation / usage in the area concerned. The HSE recommend that the time period between inspections should not exceed 12 months.

Other relevant regulations include: The Health and Safety at Work Act 1974 / The Hazardous Waste Regulations 2005 / Asbestos: the Licensed Contractors Guide, HSG 247 2006 / Asbestos Essentials, HSG 210 2012 (Third Edition)

## II. GLOSSARY OF TERMS

**AC** – *Asbestos cement*

**ACM** – *Asbestos containing material*

**ACOP** – *Approved code of practice*

**AIB** – *Asbestos insulating board*

**Air monitoring** – *Testing of the atmosphere to determine airborne fibre concentrations*

**Amosite** – *Brown asbestos. An iron magnesium silicate whose fibres are long and rigid. Usually found in boards, sprayed steelwork insulation and as thermal insulation to pipework*

**Amphibole** – *A type of asbestos fibre, of which blue (Crocidolite) and brown (Amosite) asbestos are included*

**Upstand / Bulkhead** – *A panel used to close a void*

**Bulk sample** – *A sample of suspected asbestos material taken for analysis*

**CAR 2012** – *Control of Asbestos Regulations 2012*

**Chrysotile** – *White asbestos. A magnesium silicate whose fibres are soft and can be spun and woven to make cloths and tapes. Widely used in asbestos cement products, fire resistant building boards and other cement products*

**Controlled conditions** – *Measures adopted to control exposure and the spread of asbestos fibres*

**Crocidolite** – *Blue asbestos. A sodium iron silicate fibre of intermediate harshness. Widely used prior to 1970 for sprayed and other types of application to structural steelwork and to wall and roof surfaces*

**Duct or Riser** – *A crawlway, chasing or the like, used to carry cables and pipes etc*

**Encapsulation** – *The application of a paint type coating to provide a continuous seal to the surface of the asbestos containing material to prevent fibre release*

**Fascia panel** – *A board mounted in a raised position*

**Fully controlled conditions** – *Measures adopted to control exposure and the spread of asbestos fibres, usually involving fully sealed enclosures*

**HSC** – *Health and Safety Commission*

**HSE** – *Health and Safety Executive*

**MMMF** – *Machine-made mineral fibre*

**NAD** – *No asbestos detected in sample*

**Presumed asbestos** – *Where there is insufficient evidence to suggest a material does not contain asbestos.*

**Serpentine** – *A type of asbestos fibre, of which white asbestos is included*

**Sprayed asbestos coatings** – *Asbestos coatings sprayed or trowelled onto reinforced concrete or steel columns or beams, underside of ceilings, soffits, walls etc, usually as fireproofing, sound and thermal insulation*

**Strongly presumed asbestos** – *Where the material appears to contain asbestos but analysis has not been undertaken.*

**Textiles** – *Ropes, insulation tapes, fire blankets, fire curtains and clothing etc.*

**Textured coating** – *Painted on coatings forming a finish to ceilings and walls.*

**UKAS** – *United Kingdom Accreditation Service*

### Section 9.0 Survey Results Table:

In the column headed ‘Sample Number’ where ‘As’ and then sample number is used this means that the material has not actually been sampled but has been visually identified as the same material as the sample number referred to. In the column headed ‘Level of Identification’ these materials will be described as ‘visually identified’ i.e. the material has been visually confirmed as the same as the sample referred to but has not actually been sampled.