ASBESTOS DEMOLITION **SURVEY**



LOCATION: 80A High St, Steyning, BN44 3RD

SURVEYED ON: 31 Oct 2023

OUR REF: 186

Goodbye Asbestos
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BOHS British Occupational Hygiene Society

Environment Agency Registered Waste Carrier

CHAS Accredited Contractor

UKATA INDUSTRY ASSOCIATE

Report Details

Report By	Goodbye Asbestos
Client	Kevin Thornton
Project	186
Site Address	80A High St, Steyning, BN44 3RD
Site Coordinates	50.8892441, -0.3300648
Site Location	
Site Description	Single garage undergoing complete demolition in the near future.
Scope of Work	To carry out a demolition survey to all areas of the garage. Where intrusive sampling is representative of the complete area.
Purpose of Survey	To identify asbestos containing materials, to protect the general public for health and safety purposes.
Surveyors	Tom Smith
Survey Dates	31 Oct 2023
QC Date	6 Nov 2023

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
2	0	0	0

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Sign Off

Quality Control
Thomas Smith
6th Nov 2023



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Goodbye Asbestos cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Goodbye Asbestos cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Goodbye Asbestos cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

The survey identified three suspicious materials. Following the independent analysis, two materials are confirmed to contain asbestos, including:

1. Cement Downpipes & Guttering
2. Cement Roof

it is necessary to have these materials removed prior to carrying out demolition works.

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 0 / External - Front	Cement Downpipe & Guttering	Cement	4 Very Low	Removal by trained operatives	9
Main Building / 0 / External - Front	Cement Roof	Cement	4 Very Low	Removal by trained operatives	10

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Main Building / 0 / Internal Garage	Lino to flooe	Linoleum	13

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
all locations and items were fully accessed					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / External - Front	Cement Downpipe & Guttering	Cement	Sample 1	15 Lin M	Chrysotile	1	1	1	4 Very Low	Removal by trained operatives	9
Main Building / 0 / External - Front	Cement Roof	Cement	Sample 2	14 SQMs	Chrysotile	1	1	1	4 Very Low	Removal by trained operatives	10

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / External - Front	Wooden doors to front Wooden cladding above door Cement corrugated roof Cement Downpipes and guttering					11
Main Building / 0 / External - Front	Cement Downpipe & Guttering	Cement		4 Very Low	Removal by trained operatives	9
Main Building / 0 / External - Front	Cement Roof	Cement		4 Very Low	Removal by trained operatives	10
Main Building / 0 / External - Rear	Concrete pre fab structure Cement corrugated roof Cement Downpipes and guttering					12
Main Building / 0 / Internal Garage	Wooden panelling to walls and ceiling Lino to floor Concrete base underneath					14
Main Building / 0 / Internal Garage	Lino to flooe	Linoleum		0 None		13
Main Building / 0 / Internal Garage - Intrusive ceiling inspection	Wooden boarding to walls Corrugated cement roof underneth					15
Main Building / 0 / Internal Garage - Intrusive Floor inspection	Lino to floor Concrete base underneath					16
Main Building / 0 / Internal Garage - Intrusive wall inspection	Wooden boarding to walls Concrete pre fab walls underneath					17

Inspection Photographs

See following pages for additional photographs,
notes and scores for inspected locations and items...

Main Building > 0 > External - Front > Cement Downpipe & Guttering

Building	Main Building	**Level**	0
Location	External - Front	**Item**	Cement Downpipe & Guttering
Material	Cement	**Extent**	15 Lin M
			
Strategy / Sample Id	Sample / 1	**Fibre Type**	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score		4 / Very Low	

Main Building > 0 > External - Front > Cement Roof

Building	Main Building	**Level**	0
Location	External - Front	**Item**	Cement Roof
Material	Cement	**Extent**	14 SQMs
			
Strategy / Sample Id	Sample / 2	**Fibre Type**	Chrysotile
Recommendation	Removal by trained operatives		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score		4 / Very Low	

Main Building > 0 > External - Front > Location Notes

Building	Main Building	**Level**	0
Location	External - Front	**Item**	
			
Location Notes	Wooden doors to front Wooden cladding above door Cement corrugated roof Cement Downpipes and guttering		

Main Building > 0 > External - Rear > Location Notes

Building	Main Building	**Level**	0
Location	External - Rear	**Item**	
			
Location Notes	Concrete pre fab structure Cement corrugated roof Cement Downpipes and guttering		

Main Building > 0 > Internal Garage > Lino to flooe

Building	Main Building	**Level**	0
Location	Internal Garage	**Item**	Lino to flooe
Material	Linoleum	**Extent**	14 SQMs
			
Strategy / Sample Id	Sample / 3	**Fibre Type**	NADIS

Main Building > 0 > Internal Garage > Location Notes

Building	Main Building	**Level**	0
Location	Internal Garage	**Item**	
			
Location Notes	Wooden panelling to walls and ceiling Lino to floor Concrete base underneath		

Main Building > 0 > Internal Garage - Intrusive ceiling inspection > Location Notes

Building	Main Building	**Level**	0
Location	Internal Garage - Intrusive ceiling inspection	**Item**	
			
Location Notes	Wooden boarding to walls Corrugated cement roof underneth		

Main Building > 0 > Internal Garage - Intrusive Floor inspection > Location Notes

Building	Main Building	**Level**	0
Location	Internal Garage - Intrusive Floor inspection	**Item**	
			
Location Notes	Lino to floor Concrete base underneath		

Main Building > 0 > Internal Garage - Intrusive wall inspection > Location Notes

Building	Main Building	**Level**	0
Location	Internal Garage - Intrusive wall inspection	**Item**	
			
Location Notes	Wooden boarding to walls Concrete pre fab walls underneath		

Appendices

Bulk Sample Test Certificates

See following pages...

UKAS TESTING 2707

SCOPES Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	GOODBYE ASBESTOS		
Address:	SUITE 9 CHESSINGTON BUSINESS CENTRE COX LANE, CHESSINGTON, KT9 1SD	Analysis Report No.	SCO/23/28713
Attention:	ANDREW ARPINO	Report Date.	03/11/23
Site Address:	GARAGE AT REAR 80 HIGH STREET STEYNING BN44	Site Ref No.	N/A
Date sample taken:	31/10/23	Page No:	1 Of 1
Date sample received:	03/11/23	No. of Samples:	3
Date of Analysis:	03/11/23	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	1	CEMENT DOWNPIPE	CHRYSOTILE
2	2	CEMENT ROOF	CHRYSOTILE
3	3	LINO TO FLOOR	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:	[redacted]
		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
Tel: 01268 724785 Fax: 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
Company Reg No: 5191390 Reg Address: As above

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: *Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.*