blue star
asbestos limited
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DEMOLITION ASBESTOS SURVEY REPORT

BUILDING SURVEYED:

Barn at Delspride
Kent Street
Cowfold
RH13 8BB



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1: EXECUTIVE SUMMARY

A Demolition Asbestos Survey, carried out in accordance with in-house asbestos surveying procedures and HSE guidance document HSG 264 was conducted at the Former Barn at Delspride, Kent Street, Cowfold.

The survey was carried out by Blue Star Asbestos Ltd on behalf of George Francis on 27th January 2025.

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the former barn prior to planned demolition activities.

During the survey 0 samples were taken for analysis, ACMs were found or presumed in the form of:

No suspected asbestos containing materials observed.

1: EXECUTIVE SUMMARY (continued)

Inaccessible areas encountered during the time of the survey, for which no information was obtained:

- None

REPORT REVIEWED BY - Chris Herron

Please note Blue Star Asbestos Ltd cannot be held responsible for the way in which the Client may interpret or act upon the results of this report.

2: INTRODUCTION

Blue Star Asbestos Ltd has been instructed to carry out an asbestos survey by George Francis

To ascertain the presence of any asbestos containing materials within The Former Barn at Delspride, Kent Street, Cowfold

Description of Site

Derelict barn

Survey Type

The nature of the survey is a Demolition Asbestos Survey as detailed in HSE publication HSG 264 Asbestos: The survey guide. The purpose of the survey is to locate and describe, as far as reasonably practicable, all ACMs in the building(s) and may involve destructive inspection, as necessary, to gain access to all areas, including those difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. The survey is designed to be used as a guide for tendering the removal of ACMs from the building(s) prior to demolition.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Floor Plans

Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.

3: GENERAL SITE INFORMATION

SURVEY CONSULTANTS	-	Blue Star Asbestos Ltd
SURVEY CONDUCTED BY	-	Chris Herron
CLIENT	-	George Francis
SITE ADDRESS	-	Former Barn at Delspride, Kent Street, Cowfold
SURVEY DATE(S)	-	27th January 2025
REPORT DATE	-	27th January 2025
REPORT REFERENCE	-	BS/4171

3: GENERAL SITE INFORMATION (continued)

- Areas Included within the Scope of the Survey:
  - Former Barn
- Agreed Exclusions and Inaccessible Areas:
  - All other areas
- Inaccessible areas encountered during the time of the survey, for which no information was obtained:
  - None
- Survey Methodology:
  - In-house asbestos surveying procedures and HSE guidance document HSG 264.
- Survey Type
  - Demolition Survey as defined in HSE guidance document HSG 264.
- Agreed Variations or Deviations from the standard HSG 264 method:
  - None
- Areas Excluded from the Survey (Areas outside of ownership and control):
  - None

4: SURVEY METHOD

The survey is conducted in accordance with our in-house asbestos surveying procedures and HSE guidance document HSG 264. Where appropriate, bulk samples of suspected ACMs are taken from the property.

Representative samples are also taken of any materials that may be confused with ACMs. Sampling location stickers, bearing the individual samples unique identification number, are applied to all sample points where practicable, for future reference.

Products that are very unlikely to contain asbestos are not sampled (e.g. wall paper, plasterboard, chipboard, wood etc).

All samples taken are sent to a UKAS Accredited Laboratory for analysis by polarised light microscopy (PLM) as per the method prescribed in HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Completed bulk sample analysis test reports for all samples taken are appended for client review.

A Material Assessment Record (MAR) is completed for each suspect sample taken, for materials strongly presumed to contain asbestos (i.e. materials visually similar to positively identified ACMs) and for areas presumed to contain asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment and plant.

Each MAR contains a colour photograph, individual material risk assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The MARs are combined together to form a site-specific materials register (see Section 6).

5: GENERAL COMMENTS

This report only relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples of each different type of suspected ACM were collected in accordance with HSE Guidance Note HSG264 for laboratory analysis. These samples were analysed by an independent UKAS accredited laboratory in accordance with HSE Guidance Note HSG248 to identify the presence of asbestos.

During the course of the survey all reasonable efforts were made to identify the presence of asbestos containing materials within the surveyed areas however, asbestos containing materials are sometimes concealed within the fabric of a building or within sealed building voids, so it is not always possible to regard the findings of any survey as being definitive. Therefore, it must always remain a possibility that further asbestos containing materials may be found during any demolition works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection, either because such areas were locked and despite requests for access to be arranged none was, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being asbestos containing materials in such areas.

Figures quoted in the asbestos register detailing the extent of ACMs are approximate based on visual inspection on the day of the survey and should be used as a guide only.

No responsibility can be taken for any misinterpretation of this report by third parties.

Please Note:
The content of this report should only be used for guidance in support of demolition works requiring the removal of ACMs and not as an actual specification of tender.

5: GENERAL COMMENTS (continued)

The survey was limited to those areas accessed at the time of the survey.

We have not reported on concealed spaces, which 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 at the time of the survey.

Representative bulk samples have been taken from all materials, which upon visual inspection appeared likely to contain asbestos.

Unless otherwise stated pipe work insulation and heating plant was not inspected in entirety. Representative samples were taken at random intervals where suspect material was observed.

Due to the nature and variety of asbestos uses in building construction and the complex nature of some buildings, especially where modified over the years, it is possible that some ACMs may not have been identified in the survey. Where demolition is to follow a demolition survey, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

At the time of the survey, no access was gained to materials and or void areas located above, behind or attached to suspect asbestos containing materials (ACMs) sampled or presumed throughout the site. This would have required the construction of asbestos enclosures in order to gain access behind suspected asbestos containing materials, and notification to the Enforcing Authority, delaying the completion of the survey for a minimum of 14 days for the statutory notification period.

Certain ‘Artex’ type textured coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is, therefore, possible that any ‘Artex’ samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 um. These may not be visible by the optical microscopy method described in HSE publications HSG248.

6: REGISTER OF MATERIAL ASSESSMENT RECORDS

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
1	-	Ground	Former Barn	No suspect ACMs observed								

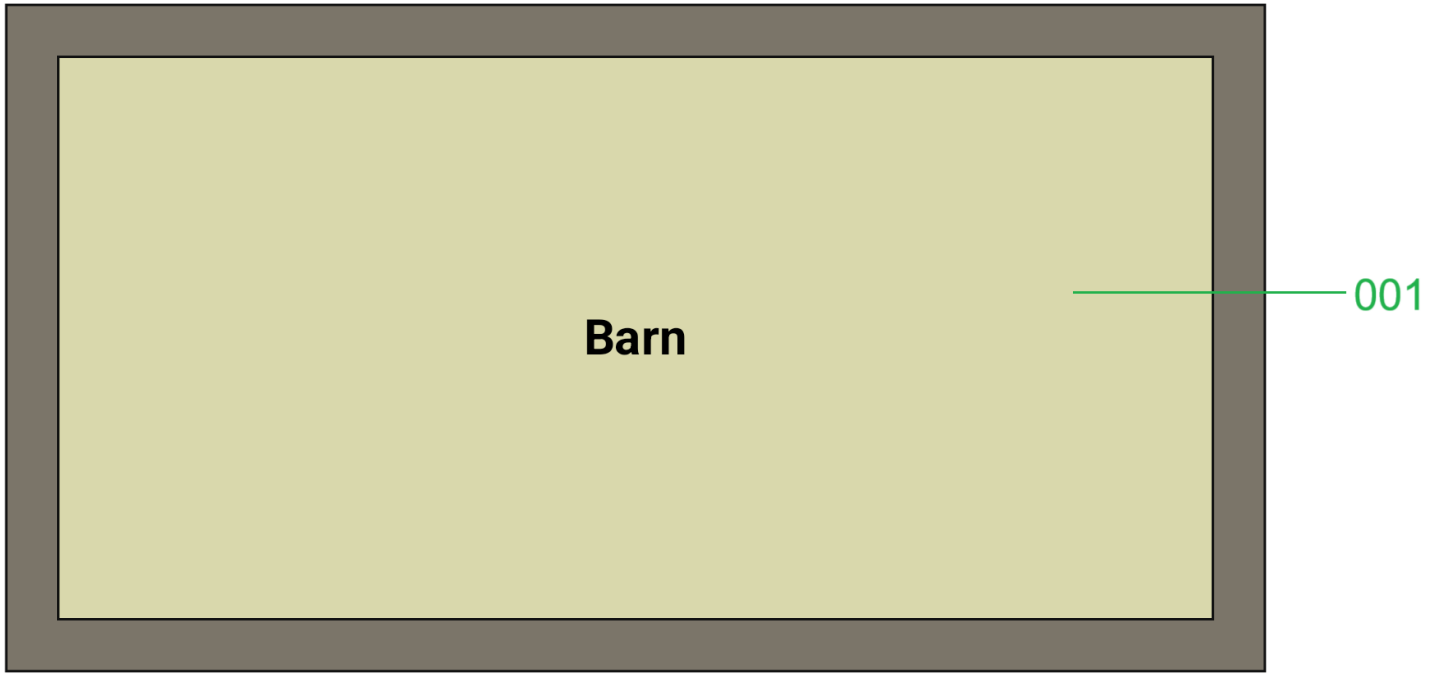
Quantity	ID	Recommendations	Comments
			No suspected asbestos containing materials observed. Metal frame to roof and walls, metal wall panels with foam cavity insulation, concrete floor base.

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

AD – Asbestos Detected S**PTCA** – Strongly Presumed to contain asbestos **PTCA** – Presumed to contain asbestos **NAD** – No asbestos detected

Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

7: PLANS



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THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND THE MATERIALS REGISTER

Site:	Delspride
Building:	Former Barn
Floor Level / Area:	Ground
Plan Number	BS4171 1 of 1

KEY

Positive ACM	
Non Asbestos	
No access or limited access gained	

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8: SAMPLE ANALYSIS SHEET(S)

No samples taken.