

# **CAMBRIDGE ASBESTOS REMOVAL LTD**

**R & D for Asbestos containing materials at**

**The Icehouse  
Temple Dinsley  
School Lane  
Preston, Hitchin  
Hertfordshire, SG4 7RT**



SURVEY DATE; 11th August 2023

REFERENCE; ECB/5344

SURVEYOR; Conrad Bristow  
Barry Bridges

Cambridge Asbestos Removal Ltd  
Unit A7 Risby Business Park  
Risby  
Bury St Edmunds  
Suffolk, IP28 6RD  
Tel ; 01223-240100  
Fax ; 01284-852414

# **CAMBRIDGE ASBESTOS REMOVAL LTD**

## **CLIENT NAME :**

The Door PHC Limited  
Carters Farm  
High Wych  
Hertfordshire  
CM21 0LB  
Tel;                      Fax;  
[rp@thedooruk.co](mailto:rp@thedooruk.co)

## **INSTRUCTING PARTY :**

SCABAL  
193 Fleet Street  
London  
EC4A 2AH  
Dhamintha Wickremasinghe  
Tel; 020 7033 8788      Fax;  
[dhamintha.wickremasinghe@scabal.net](mailto:dhamintha.wickremasinghe@scabal.net)

## **SITE FULL NAME :**

The Icehouse  
Temple Dinsley  
School Lane  
Preston, Hitchin  
Hertfordshire  
SG4 7RT  
Site Security MPK9, Jan  
Tel; 07745 208446      Fax;

## **REPORT AUTHOR :**

Cambridge Asbestos Removal Ltd  
Unit A7  
Risby Business Park  
Risby  
Bury St Edmunds  
Suffolk, IP28 6RD  
Barry Bridges/Conrad Bristow  
Tel; 01223 240100      Fax; 01284 852414  
Email; [info@cambridge-asbestos.co.uk](mailto:info@cambridge-asbestos.co.uk)

# **TABLE OF CONTENTS**

|            |                                       |
|------------|---------------------------------------|
| SECTION 1  | Executive Summary                     |
| SECTION 2  | Survey Drawings                       |
| SECTION 3  | Survey Objectives                     |
| SECTION 4  | Survey Techniques                     |
| SECTION 5  | Survey Caveat                         |
| SECTION 6  | Survey Notes                          |
| SECTION 7  | Survey Summary                        |
| SECTION 8  | Survey Recommendations                |
| SECTION 9  | Asbestos Register                     |
| SECTION 10 | Material Assessment: Summary by Floor |
| SECTION 11 | Material Assessment (Photo Small)     |
| SECTION 12 | Excluded Areas                        |
| SECTION 13 | Bulk Identification Report            |

# SECTION ONE

## EXECUTIVE SUMMARY

# Asbestos Surveys & Advisory Services Ltd

## Executive Summary

### General Information:

Site asbestos refurbishment & demolition survey consisted of an icehouse arranged on one level and built 80+ years ago.

Constructed of brick.

Please note that access is a small crawl space and main building is underground.

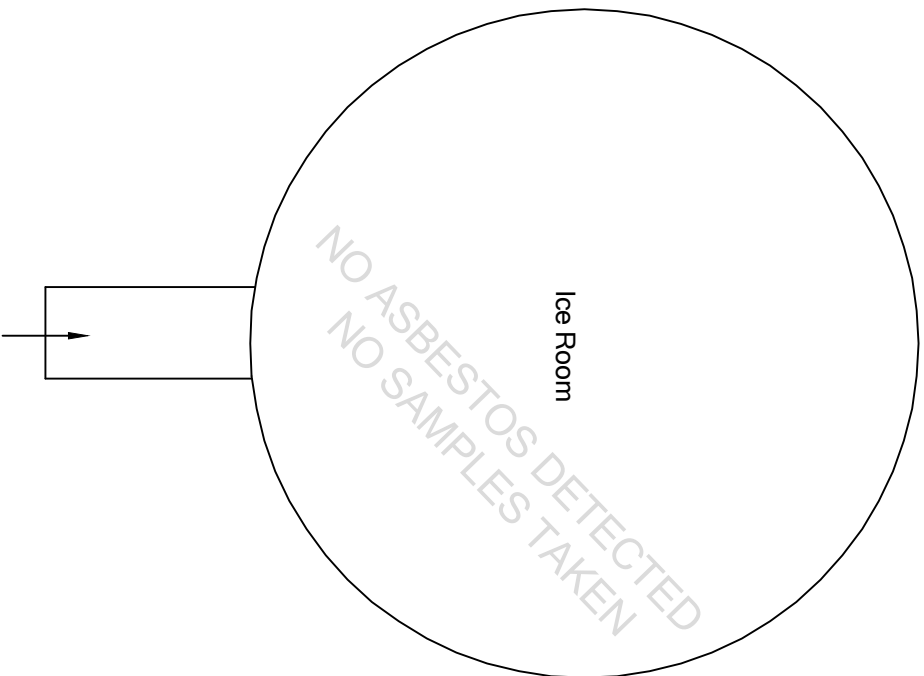
| Area | Comments                                        | Accessed |
|------|-------------------------------------------------|----------|
| Main | No sample taken, no asbestos materials present. | Yes      |

|               |                                                                                     |                   |                |
|---------------|-------------------------------------------------------------------------------------|-------------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number:   | ECB/5344       |
|               |                                                                                     | Survey Date:      | 11 August 2023 |
| Site Address: | The Icehouse. Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:       | 15 August 2023 |
|               |                                                                                     | Site Description: | Page 1 of 1    |

# SECTION TWO

## SURVEY DRAWINGS





GROUND FLOOR

|                                                                                                                                                                                                                                     |  |                                                                                  |                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div><div></div><div>INSPECTION/SAMPLE LOCATION</div></div><div><div></div><div>ASBESTOS PRESENT</div></div><div><div></div><div>INACCESSIBLE AREAS</div></div></div> <div><div>NOT TO SCALE</div><div>PAGE 1 OF 1</div></div> |  | <div><div>Cambridge Asbestos Removal Ltd</div><div>TEL: 01223-240100</div></div> | <div><div>CLIENT; SITE;</div><div>THE DOOR PHC LTD<br/>THE ICEHOUSE, Temple Dinsley School Lane<br/>Preston Herts, SG4 7RT</div></div> <div><div>SURVEY REF; ECB/5344</div><div>SURVEY DATE; 10/08/23</div><div>SURVEYOR/S; Conrad Bristow/Barry Bridges</div></div> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# SECTION THREE

## SURVEY OBJECTIVES

# Asbestos Surveys & Advisory Services Ltd

## Survey Objectives

---

- 1 Produce a report by qualified asbestos surveyors under HSE guidance contained in HSG264 publication, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- 2 To carry out a survey to ascertain the presence of asbestos based materials.
- 3 To include a risk assessment for each individual Sample.

|               |                                                                                     |                    |                |
|---------------|-------------------------------------------------------------------------------------|--------------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number:    | ECB/5344       |
|               |                                                                                     | Survey Date:       | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:        | 15 August 2023 |
|               |                                                                                     | Survey Objectives: | Page 1 of 1    |

# SECTION FOUR

## SURVEY TECHNIQUES

# Asbestos Surveys & Advisory Services Ltd

## Survey Techniques

---

- 1 Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of a similar composition.
- 2 Photographs were taken at all of the sample locations (unless otherwise stated).
- 3 Samples were returned to the Main Laboratory for analysis.
- 4 Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication MDHS 77).

|               |                                                                                     |                   |                |
|---------------|-------------------------------------------------------------------------------------|-------------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number:   | ECB/5344       |
|               |                                                                                     | Survey Date:      | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:       | 15 August 2023 |
|               |                                                                                     | Survey Technique: | Page 1 of 1    |

# SECTION FIVE

## SURVEY CAVEAT

# Asbestos Surveys & Advisory Services Ltd

## Survey Caveat

---

- 1 This report is based upon a destructive inspection of an unfamiliar site. 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 which are subject to future refurbishment works. 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 refurbishment or demolition activities. For reasons set out in this report, the results 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 destructive inspection at key locations of accessible voids and areas. We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.

|               |                                                                                     |                 |                |
|---------------|-------------------------------------------------------------------------------------|-----------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number: | ECB/5344       |
|               |                                                                                     | Survey Date:    | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:     | 15 August 2023 |
|               |                                                                                     | Survey Caveat:  | Page 1 of 1    |

# SECTION SIX

## SURVEY NOTES

# Asbestos Surveys & Advisory Services Ltd

## Survey Notes

---

- 1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- 2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 3 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.
- 4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.
- 5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
- 6 The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes
- 7 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.
- 8 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.

|               |                                                                                     |                    |                |
|---------------|-------------------------------------------------------------------------------------|--------------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number:    | ECB/5344       |
|               |                                                                                     | Survey Date:       | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:        | 15 August 2023 |
|               |                                                                                     | Survey Objectives: | Page 1 of 1    |

# SECTION SEVEN

## SURVEY SUMMARY

# Asbestos Surveys & Advisory Services Ltd

## Survey Summary

---

- 1 For positive identification of asbestos bearing materials please refer to the individual sample data sheets.

|               |                                                                                        |                 |                |
|---------------|----------------------------------------------------------------------------------------|-----------------|----------------|
| Client Name:  | The Door PHC Limited                                                                   | Project Number: | ECB/5344       |
|               |                                                                                        | Survey Date:    | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston,<br>Hitchin, Hertfordshire, SG4 7RT | Printed On:     | 15 August 2023 |
|               |                                                                                        | Survey Summary: | Page 1 of 1    |

# SECTION EIGHT

## SURVEY RECOMMENDATIONS

# Asbestos Surveys & Advisory Services Ltd

## Survey Recommendations

---

### 1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.

HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;  
Extent of damage;  
Surface treatment; and  
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

#### PRIORITY ASSESSMENT AND ALGORITHM

The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:

Maintenance activity;  
Occupant activity;  
Likelihood of disturbance;  
Human exposure potential.

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM.

|               |                                                                                     |                 |                |
|---------------|-------------------------------------------------------------------------------------|-----------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number: | ECB/5344       |
|               |                                                                                     | Survey Date:    | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:     | 15 August 2023 |
|               |                                                                                     | Recommendation: | Page 1 of 3    |

# Asbestos Surveys & Advisory Services Ltd

## Survey Recommendations

---

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under CAW, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

### MAINTENANCE ACTIVITY

The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

### OCCUPANT ACTIVITY

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

### LIKELIHOOD OF DISTURBANCE

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

### HUMAN EXPOSURE POTENTIAL

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

### PRIORITY ASSESSMENT ALGORITHMS

Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more

|               |                                                                                     |                 |                |
|---------------|-------------------------------------------------------------------------------------|-----------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number: | ECB/5344       |
|               |                                                                                     | Survey Date:    | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:     | 15 August 2023 |
|               |                                                                                     | Recommendation: | Page 2 of 3    |

# Asbestos Surveys & Advisory Services Ltd

## Survey Recommendations

---

than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

|               |                                                                                     |                 |                |
|---------------|-------------------------------------------------------------------------------------|-----------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number: | ECB/5344       |
|               |                                                                                     | Survey Date:    | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:     | 15 August 2023 |
|               |                                                                                     | Recommendation: | Page 3 of 3    |

# SECTION NINE

## ASBESTOS REGISTER

Asbestos Register

Site Name: The Icehouse

Project Number: ECB/5344

| Location          | Product type and name | Extent | Accessibility | Condition | Surface treatment | Asbestos Type | Sample | Sample<br>no | Material<br>Risk<br>Score | Priority<br>Risk<br>Score | Total<br>Score |
|-------------------|-----------------------|--------|---------------|-----------|-------------------|---------------|--------|--------------|---------------------------|---------------------------|----------------|
| No Asbestos Found |                       |        |               |           |                   |               |        |              |                           |                           |                |

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



# SECTION TEN

## MATERIAL ASSESSMENT SCHEDULE BY FLOOR

Material Assessment Schedule By Floor

Site Name: The Icehouse

Floor: All Levels

Project Number: ECB/5344

| Sample Date | Location Ref | Location ID | Drawing Reference | Area | Room      | Asbestos Type  | Product Name | Material Risk Score | Material Risk Band | Priority Risk Score | Comments                                       | Action             | Survey Type |
|-------------|--------------|-------------|-------------------|------|-----------|----------------|--------------|---------------------|--------------------|---------------------|------------------------------------------------|--------------------|-------------|
| 11/08/23    | Visual       | 29432       | 1                 | Main | All Areas | Not Applicable | N/A          | 0                   | Not Applicable     | N/A                 | No asbestos was detected and no samples taken. | No Action Required | RDS         |



# SECTION ELEVEN

## SAMPLE INSPECTION RECORD

# Asbestos Surveys & Advisory Services Ltd

## Sample Inspection Record

Sorted by: Location ID

Site Address:

The Icehouse, Temple Dinsley, School Lane, Preston,  
Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5344

Area/ Floor/ Room/ Product:

Main: All Levels: All Areas: N/A

Inspection Date:

11/08/2023

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

29432

Location Ref:

Visual

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Identified

Quantity:

n/a

Action:

No Action Required

Material Comments:

No asbestos was detected and no  
samples taken.



Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

# SECTION TWELVE

## EXCLUDED AREAS

# Asbestos Surveys & Advisory Services Ltd

## Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1      None

|               |                                                                                     |                 |                |
|---------------|-------------------------------------------------------------------------------------|-----------------|----------------|
| Client Name:  | The Door PHC Limited                                                                | Project Number: | ECB/5344       |
|               |                                                                                     | Survey Date:    | 11 August 2023 |
| Site Address: | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT | Printed On:     | 15 August 2023 |
|               |                                                                                     | Excluded Areas: | Page 1 of 1    |

# SECTION THIRTEEN

## BULK IDENTIFICATION REPORT

# Asbestos Surveys & Advisory Services Ltd

## BULK IDENTIFICATION REPORT

|                        |                                                                                     |                               |                    |
|------------------------|-------------------------------------------------------------------------------------|-------------------------------|--------------------|
| <b>Client:</b>         | The Door PHC Limited                                                                | <b>Date Samples Received:</b> | 11/08/2023         |
| <b>Client Address:</b> | Carters Farm, High Wych, Hertfordshire, CM21 0LB                                    | <b>Date Samples Analysed:</b> | 11/08/2023         |
| <b>Site Address:</b>   | The Icehouse, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT |                               |                    |
| <b>F.A.O:</b>          | Dhamintha Wickremasinghe                                                            |                               | <b>Page 1 of 1</b> |

### METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

| Location Ref | Location ID | Sample Location            | Fibre Type-Quantity |
|--------------|-------------|----------------------------|---------------------|
| Visual       | 29432       | All Levels, All Areas, N/A | Not Applicable n/a  |

REPORT RAISED BY:

Signed: ..... Print: .....