

Asbestos Inspection Report

Bulk Sample Survey



9528



Land off of Icknield Way
Letchworth
SG6 4AD

Project No: G-14484
Report Issue: 1
Date: Feb 2024

SU017 – VER 5 – 30 SEPT 2022 – QM

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1.0 Job Details

Client:	Pentangle Design Group Architects Suite 1 21 Bancroft Hitchin Hertfordshire SG5 1JW
Instructing party:	Gareth Leech
Quote issued by:	Lewis Dunkley
Quote date:	12/02/2024
Site visit carried out:	No
Site address:	Land off of Icknield Way, Letchworth, SG6 4AD.
Site contact:	On-site contact
Survey undertaken by:	Lead surveyor: Jamie Longland
Date of survey:	13/02/2024
Date of report:	21/02/2024
Report prepared by:	Green Shield Environmental Ltd Unit R, Aston Bury Farm, Aston, Hertfordshire, SG2 7EG 01438 743003 info@greenshieldenvironmental.co.uk

Authorisation:

The enclosed report has been compiled by the following authorised Green Shield Environmental Ltd member of staff.

NAME: Jamie Longland	SIGNED:
DESIGNATION: Lead Surveyor	

The contents of this report have been checked by the relevant Senior Manager. The results are accurate and any conclusions, recommendations made are suitable and in line with the current company policy.

NAME: Paul Caswell	SIGNED:
DESIGNATION: Technical Manager	

GSE Ltd is accredited by UKAS to undertake Management, Refurbishment, Demolition & Reinspection surveys in domestic, commercial and industrial properties. The completion of Priority Assessments and opinions regarding asbestos removal are outside the scope of this accreditation.

Asbestos Inspection Report

Bulk Sample Survey

Of

Land off of Icknield Way

Letchworth

SG6 4AD

2.0

Bulk Sample Site Data

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	S001/425662	Survey Type:	Bulk Sample
Area:	Block 1	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Roof sheets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Sampled
Quantity:	160m ²	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Corrugated cement roof sheets

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/1	Survey Type:	Bulk Sample
Area:	Block 2	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Roof sheets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	160m ²	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Corrugated cement roof sheets

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/2	Survey Type:	Bulk Sample
Area:	Block 3	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Roof sheets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	95m ²	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Corrugated cement roof sheets

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/3	Survey Type:	Bulk Sample
Area:	Block 4	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Roof sheets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	140m ²	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Corrugated cement roof sheets

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/4	Survey Type:	Bulk Sample
Area:	Block 5	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Roof sheets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	40m ²	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Corrugated cement roof sheets

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/5	Survey Type:	Bulk Sample
Area:	Block 6	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Roof sheets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	28m ²	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Corrugated cement roof sheets

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/6	Survey Type:	Bulk Sample
Area:	Block 7	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Roof sheets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	110m ²	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Corrugated cement roof sheets

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/7	Survey Type:	Bulk Sample
Area:	Block 7	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Low damage 1
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Guttering	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	5lm	Material Assessment:	Very Low Risk 4

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments: Cement guttering

Site Address: Land off of Icknield Way, Letchworth, SG6 4AD

Sample Ref:	As S001/425662/8	Survey Type:	Bulk Sample
Area:	Block 7	Product Type:	Asbestos reinforced composites etc. 1
Floor:	External	Damage:	Visible asbestos debris 3
Location:	001 / Roof	Surface Treatment:	Unsealed 1
Product:	Debris	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
Notification:	Non-licensed Asbestos Work	Identification:	Cross Reference
Quantity:	Not quantified	Material Assessment:	Low Risk 6

Action: Remove following HSE guidelines

Location Photo



Product Photo



Comments:

Cement debris to side of block 7 - appears to be remainder of guttering to block 7 (approx 15 lm) and broken asbestos cement sheets

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Land off of Icknield Way

Letchworth

SG6 4AD

3.0

Analytical Results

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J150475

Final Issue Date: 16/02/2024



Private & Confidential:
Green Shield Environmental Ltd
Unit R
Aston Bury Farm
Aston
Nr Stevenage
SG2 7EG

Premises Of Sample Origin:
Garages
Icknield Way

14484

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
info@cavendishlaboratories.com

Name of analyst: Niamh Lewis
Date of sample receipt: 14/02/2024

Sampled by: Client
Date of analysis: 16/02/2024

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS425662	S001 - Block 1 external roof ccrs	Chrysotile	Cement product

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"

Trace asbestos is as defined in HSG 248 and denotes that trace asbestos has been identified in the sample

Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:

The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.

All records and reports linked to the analysis shall be retained for a minimum of 5 years. All samples will be retained for at least six months.

Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.

The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by customers, the results apply to the samples as received.

Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.

Authorised Signatory:

Andrew Pasquale FA004-14 (10/05/2023)

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Bulk Sample Survey

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4.0

Annotated Floor Plans



S001/425662
CORRUGATED CEMENT ROOF SHEETS

KEY:

S001

SAMPLE LOCATION (POSITIVE)

S001

SAMPLE LOCATION (NEGATIVE)

NOT IN SCOPE OF SURVEY

NON-ACCESSED ROOMS

AIB PRODUCTS

CEMENT PRODUCTS

INSULATION / LAGGING

TEXTILES

MILLBOARD

FLOORING

TEXTURED COATINGS

PAPER LINING

MASTICS / PLASTICS

BITUMEN

FRICTION PRODUCTS

DEBRIS

RESIDUE

COMBINED PRODUCTS

(001)

LOCATION NUMBERS

FLOOR PLANS CREATED BY GSE

PROJECT:

LAND OFF OF ICKNIELD WAY
LETCHWORTH
SG6 4AD

TITLE:

BLOCK 1 -
EXTERNAL ELEVATIONS

SCALE:
NTS

DATE:
FEBRUARY 2024

PROJECT REF:

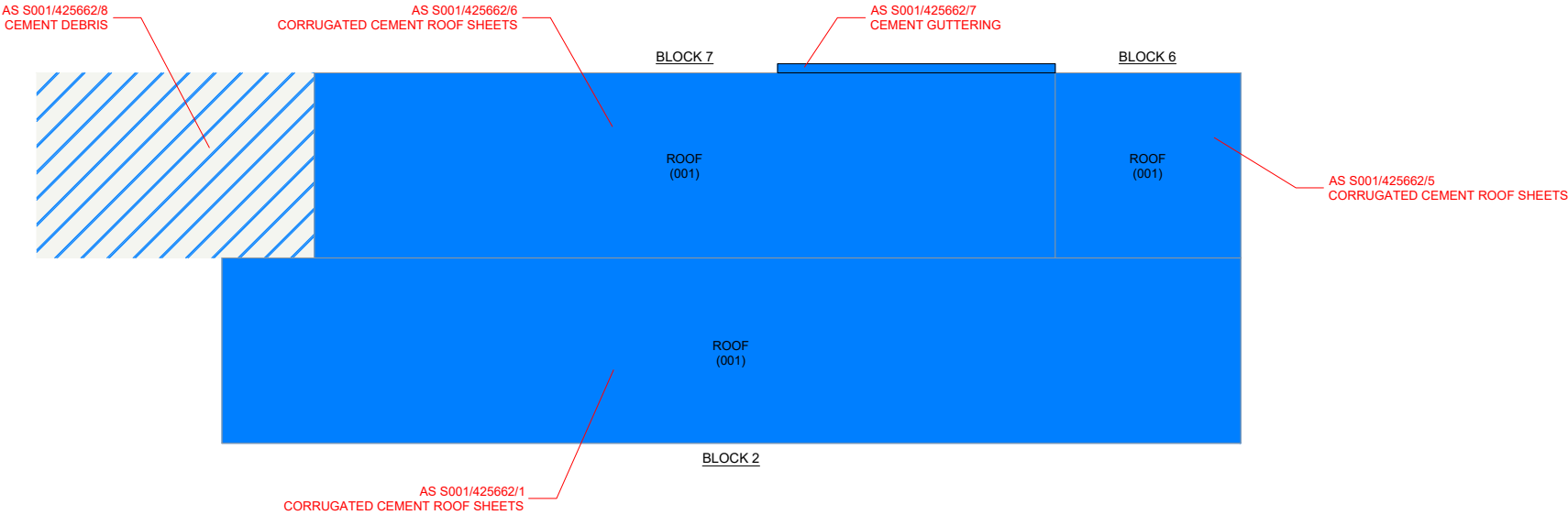
G-14484



ENVIRONMENTAL

UNIT R
ASTON BURY FARM
ASTON
HERTFORDSHIRE
SG2 7EG

SU029 - VER 3 - 16 JAN 20 - QM



PROJECT:

LAND OFF OF ICKNIELD WAY
LETCHWORTH
SG6 4AD

TITLE:

BLOCK 2, 6 & 7 -
EXTERNAL ELEVATIONS

SCALE:

NTS

PROJECT REF:

DATE:

FEBRUARY 2024

G-14484



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ASTON
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AS S001/425662/2
CORRUGATED CEMENT ROOF SHEETS

KEY:

S001

SAMPLE LOCATION (POSITIVE)

S001

SAMPLE LOCATION (NEGATIVE)

NOT IN SCOPE OF SURVEY

NON-ACCESSED ROOMS

AIB PRODUCTS

CEMENT PRODUCTS

INSULATION / LAGGING

TEXTILES

MILLBOARD

FLOORING

TEXTURED COATINGS

PAPER LINING

MASTICS / PLASTICS

BITUMEN

FRICTION PRODUCTS

DEBRIS

RESIDUE

COMBINED PRODUCTS

(001)

LOCATION NUMBERS

FLOOR PLANS CREATED BY GSE

PROJECT:

LAND OFF OF ICKNIELD WAY
LETCHWORTH
SG6 4AD

TITLE:

BLOCK 3 -
EXTERNAL ELEVATIONS

SCALE:
NTS

DATE:
FEBRUARY 2024

PROJECT REF:

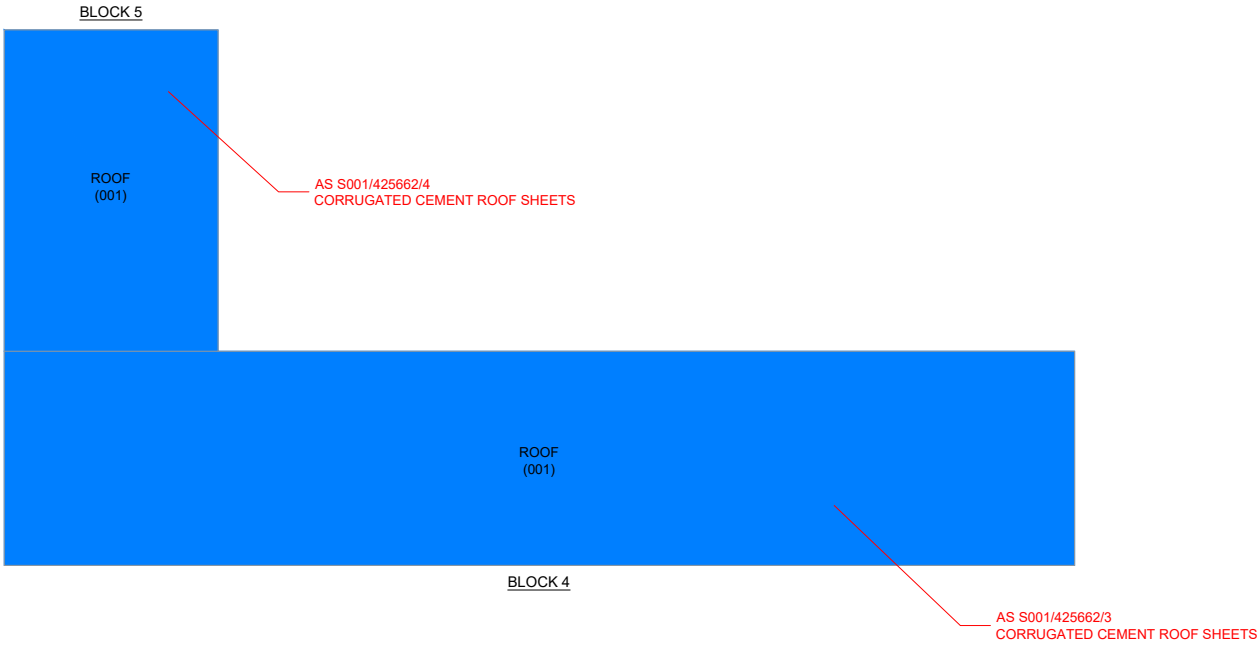
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KEY:

- S001 SAMPLE LOCATION (POSITIVE)
- S001 SAMPLE LOCATION (NEGATIVE)
- NOT IN SCOPE OF SURVEY
- NON-ACCESSED ROOMS
- AIB PRODUCTS
- CEMENT PRODUCTS
- INSULATION / LAGGING
- TEXTILES
- MILLBOARD
- FLOORING
- TEXTURED COATINGS
- PAPER LINING
- MASTICS / PLASTICS
- BITUMEN
- FRICTION PRODUCTS
- DEBRIS
- RESIDUE
- COMBINED PRODUCTS
- (001) LOCATION NUMBERS

FLOOR PLANS CREATED BY GSE

PROJECT:

LAND OFF OF ICKNIELD WAY
LETCHWORTH
SG6 4AD

TITLE:

BLOCK 4 & 5 -
EXTERNAL ELEVATIONS

SCALE:

NTS

PROJECT REF:

G-14484

DATE:

FEBRUARY 2024

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Material Assessment

4.0 Material Assessment

4.1 The material assessment is an assessment of the condition of the ACM and the possibility of it releasing fibres in the event of it being disturbed in some way. In accordance with HSG 264 an algorithm is used to carry out the material assessment. The algorithm shown in HSG 264 considers four parameters that will allow you to determine the risk from the ACM's identified within the survey. These four parameters are:

- Product type
- Extent of damage / deterioration
- Surface treatment
- Asbestos type

Each of the above criteria are scored and added together to give a total score between 2 and 12, assessing the significant potential to release fibres if disturbed.

High risk	> 10
Medium Risk	7 – 9
Low risk	5 – 6
Very low risk	2 – 4

4.2 The material assessment scores are produced by the application of the algorithm below:

Sample Variable	Score	Examples of Scores
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)
	2	Asbestos insulating board, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos felt paper
	3	Thermal Insulation (e.g. 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 asbestos 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 lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

4.3 Assessment of Risk Rating

Assessment risk elevations have been unitised in which an overall risk assessment is allocated in accordance with the appended criteria.

4.4 Risk Rating High (H) >10

The ACM's that fall into this category warrants immediate action as there is great potential that persons are being exposed to some levels of asbestos fibre contamination. In most circumstances immediate plans should be implemented for the removal of the ACM. If asbestos removal cannot be achieved immediately, the ACM should be sealed / encapsulated and or access restricted to the affected area to prevent a risk to health.

4.5 Risk Rating Medium (M) 7 - 9

The ACM's that fall into this category indicates that any slight deterioration in one of a number of contributory factors may result with asbestos fibre release. Normal wear and tear in a number of circumstances will result in an unacceptable deterioration of the ACM identified. It is therefore recommended that in these situations the asbestos be removed on a programmed basis but within a specified time scale. The condition of the asbestos should be regularly monitored and where necessary, emergency repair and encapsulation should be undertaken where any deterioration has occurred.

4.6 Risk Rating Low (L) 5 - 6

The ACM's that fall into this category do not expose an imminent risk and the possibility of fibre release is low under existing conditions.

4.7 Risk Rating Very Low (VL) <4

The ACM's that fall into this category do not expose an imminent risk and the possibility of fibre release is very low under existing conditions.

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Letchworth

SG6 4AD

6.0

Bulk Sampling Methodology

5.0 Bulk Sampling Methodology

Introduction

The aim is to obtain representative samples of suspected ACM in a safe manner, without causing the spread of asbestos. Sample points shall be made good after sampling by using a filler, tape or paint as appropriate and labelled.

Bulk samples will not be taken from materials if sampling affects the critical integrity of installations - such as roofs, gutters, flue pipes, fire doors etc - unless the building is subject to a Refurbishment/Demolition survey and maintaining the integrity of those items is not critical.

Bulk samples will only be taken if it is safe to do so and will not be taken from live items of plant or machinery or where there may be any significant risk to the safety of the surveyors or others who may be affected by their works.

General Sampling Procedure

The recommended sampling procedure to minimise release of asbestos fibres is described below. The following guidelines should also be used as the normal sampling frequency; HSG264 should be referred to for further guidance and information.

A Class H vacuum may be required for the suppression of fibres during the sampling of materials which cannot adequately be wetted due to their nature, or proximity to electrical installations.

- Put on appropriate RPE and protective clothing
- Prepare the sampling site by spreading a polythene drop sheet below the sample point
- Spray the material down or use a wet-wipe to contain any fibre release
- Remove a representative amount of the material and place in the inner sample bag
- Place the inner bag into a second outer bag
- The whole of the newly exposed surface must be treated with a suitable sealant, which does not adversely affect the fire protection or structural integrity of the material
- Record data and observations as required
- Decontaminate sampling equipment with a wet-wipe after each sample is taken
- Clean up any signs of debris caused by the sampling process
- Take photograph of sample site showing as much of the adjacent area as possible