

CAMBRIDGE ASBESTOS REMOVAL LTD

R & D for Asbestos containing materials at

**Summerhouse Building
Temple Dinsley
School Lane
Preston, Hitchin
Hertfordshire, SG4 7RT**



SURVEY DATE; 11th August 2023

REFERENCE; ECB/5345

SURVEYOR; Conrad Bristow
Barry Bridges

Cambridge Asbestos Removal Ltd
Unit A7 Risby Business Park
Risby
Bury St Edmunds
Suffolk, IP28 6RD
Tel ; 01223-240100
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CAMBRIDGE ASBESTOS REMOVAL LTD

CLIENT NAME :

The Door PHC Limited
Carters Farm
High Wych
Hertfordshire
CM21 0LB
Tel; Fax;
rp@thedooruk.co

INSTRUCTING PARTY :

SCABAL
193 Fleet Street
London
EC4A 2AH
Dhamintha Wickmreasinghe
Tel; 020 7033 8788 Fax;
dhamintha.wickremasinghe@scabal.net

SITE FULL NAME :

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

REPORT AUTHOR :

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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	Priority Assessment: Summary by Floor
SECTION 13	Excluded Areas
SECTION 14	Bulk Identification Report

SECTION ONE

EXECUTIVE SUMMARY

Asbestos Surveys & Advisory Services Ltd

Executive Summary

General Information:

Site asbestos refurbishment & demolition survey consisted of a build set on one level and built 25+ years ago. Constructed of wood, block, concrete, metal corrugated roof sheets, fibreglass insulation, asbestos bitumastic pad under sink, and no asbestos detected to electrics.

Area	Comments	Accessed
Main	Sample taken, asbestos materials present.	Yes

Client Name:	The Door PHC Limited	Project Number:	ECB/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building. Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT	Printed On:	15 August 2023
		Site Description:	Page 1 of 1



SECTION TWO

SURVEY DRAWINGS

Asbestos Surveys & Advisory Services Ltd

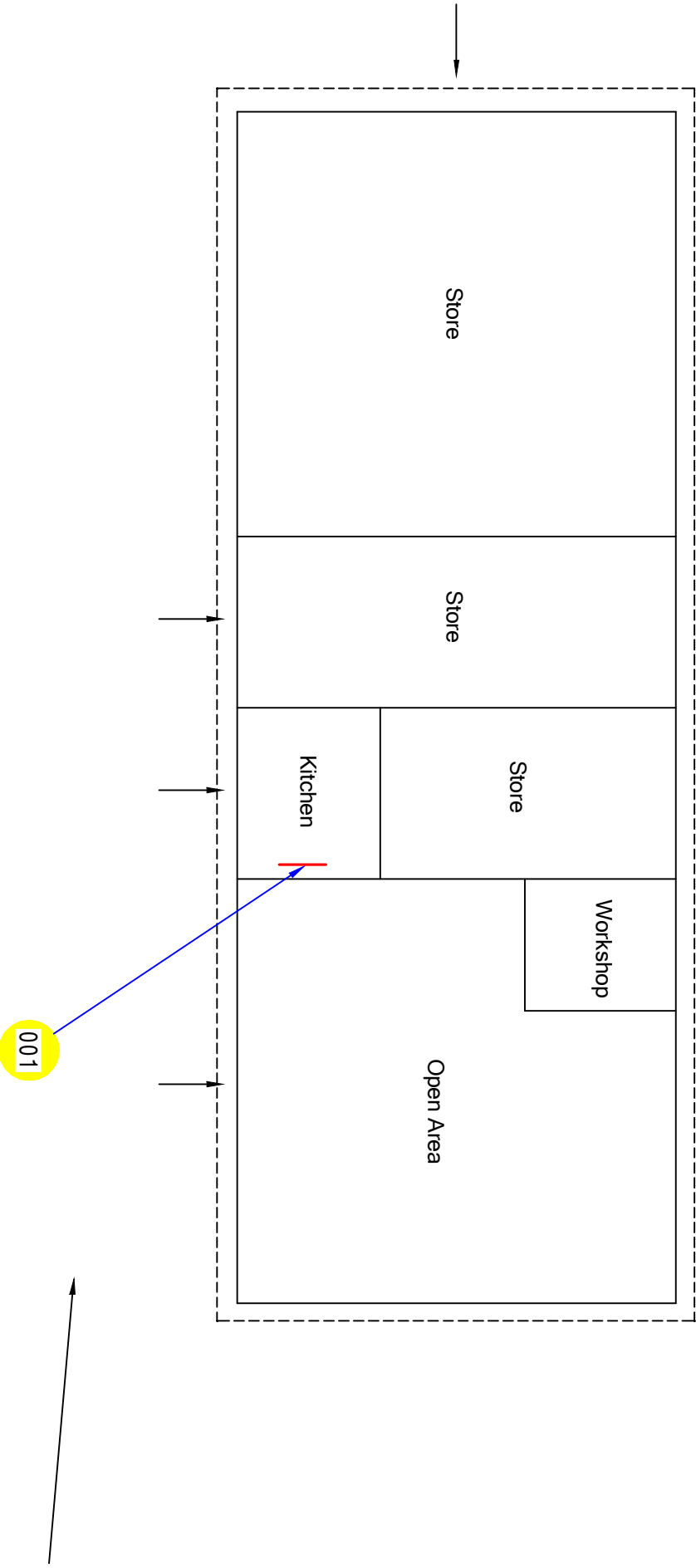


Survey Drawings and Documentation

Project Number:

ECB/5345





GROUND FLOOR

INSPECTION/SAMPLE LOCATION ASBESTOS PRESENT INACCESSIBLE AREAS	NOT TO SCALE	Cambridge Asbestos Removal Ltd TEL: 01223-240100	CLIENT; SITE; The Door PHC Ltd Summerhouse, Temple Dinsley School Lane Preston Herts, SG4 7RT SURVEY REF; SURVEY DATE; SURVEYOR/S; ECB/5345 10/08/23 Conrad Bristow/Barry Bridges
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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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, 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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, 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. From the evidence of the inspections and of the sampling and analysis undertaken, it is clear that asbestos containing materials are either present or within or associated with various areas as detailed in the report. 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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, 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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, 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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, Temple Dinsley, School Lane, Preston, 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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, 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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, 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/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, 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: Summerhouse Building

Project Number: ECB/5345

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Ground floor, Kitchen	Resins	Bitumen pad	Small items strings gaskets	Medium Accessibility	Low damage: Scratches or marks	Resins	Chrysotile	Identified	1	3	4	7

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



SECTION TEN

MATERIAL ASSESSMENT SCHEDULE BY FLOOR

Material Assessment Schedule By Floor

Site Name: Summerhouse Building

Floor: Ground floor

Project Number: ECB/5345

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
10/08/23	1	29437	1	Main	Kitchen	Chrysotile	Bitumen pad	3	Very Low Risk	4	Asbestos bitumastic pad under sink.	Remove before refurbishment if affected by works	RDS



SECTION ELEVEN

SAMPLE INSPECTION RECORD

Asbestos Surveys & Advisory Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:

Summerhouse Building, Temple Dinsley, School Lane,
Preston, Hitchin, Hertfordshire, SG4 7RT

Client Name:

The Door PHC Limited

Project Number:

ECB/5345

Area/ Floor/ Room/ Product:

Main: Ground floor: Kitchen: Bitumen pad

Inspection Date:

10/08/2023

Next Inspection:

09/08/2024

Survey Type:

RDS

Location ID:

29437

Location Ref:

1

Product Type:

Resins



Action:

Remove before refurbishment if affected
by works

Damage:

Low damage: Scratches or marks

Treatment:

Resins

Asbestos Type:

Chrysotile

Identification:

Identified

Quantity:

< 1m²

Material Comments:

Asbestos bitumastic pad under sink.

Material Risk Score:

3

Material Risk Band:

Very Low Risk

Priority Risk Score:

4

SECTION TWELVE

PRIORITY ASSESSMENT SCHEDULE

Priority Assessment Schedule

Site Name: Summerhouse Building

Floor: Ground floor

Project Number: ECB/5345

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
10/08/23	1	29437	1	Main	Kitchen	Remove before refurbishment if affected by works.	1	1	2	0	4



SECTION THIRTEEN

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 Plant.

Client Name:	The Door PHC Limited	Project Number:	ECB/5345
		Survey Date:	10 August 2023
Site Address:	Summerhouse Building, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT	Printed On:	15 August 2023
		Excluded Areas:	Page 1 of 1

SECTION FOURTEEN

BULK IDENTIFICATION REPORT

Asbestos Surveys & Advisory Services Ltd

BULK IDENTIFICATION REPORT

Client:	The Door PHC Limited	Date Samples Received:	10/08/2023
Client Address:	Carters Farm, High Wych, Hertfordshire, CM21 0LB	Date Samples Analysed:	15/08/2023
Site Address:	Summerhouse Building, Temple Dinsley, School Lane, Preston, Hitchin, Hertfordshire, SG4 7RT		
F.A.O:	Dhamintha Wickremasinghe		Page 1 of 1

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
1	29437	Ground floor, Kitchen, Bitumen pad	Chrysotile < 1m ²

REPORT RAISED BY:

Signed: Print:



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD

PREMIUM

EMERGENCY

Client:	CAMBRIDGE ASBESTOS REMOVAL
Address:	KINGS VIEW QUEENS LANE CHEVINGTON, BURY ST EDMUNDS SUFFOLK, IP29 5RF
Attention:	TECHNICAL MANAGER
Site Address:	SUMMERHOUSE BUILDING TEMPLE DISNEY PRESTON HERTFORDSHIRE SG4 7RT
Date sample taken:	10/08/23
Date sample received:	15/08/23
Date of Analysis:	15/08/23

Analysis Report No. SCO/23/21061

Report Date. 15/08/23

Site Ref No. ECB/5345

Page No. 1 Of 1

No. of Samples: 1

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	ECB/5345/001	MAIN – GROUND FLOOR – KITCHEN – BITUMEN	CHRYSTOTILE

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:	T MULLIGAN	Authorised signatory:	
		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