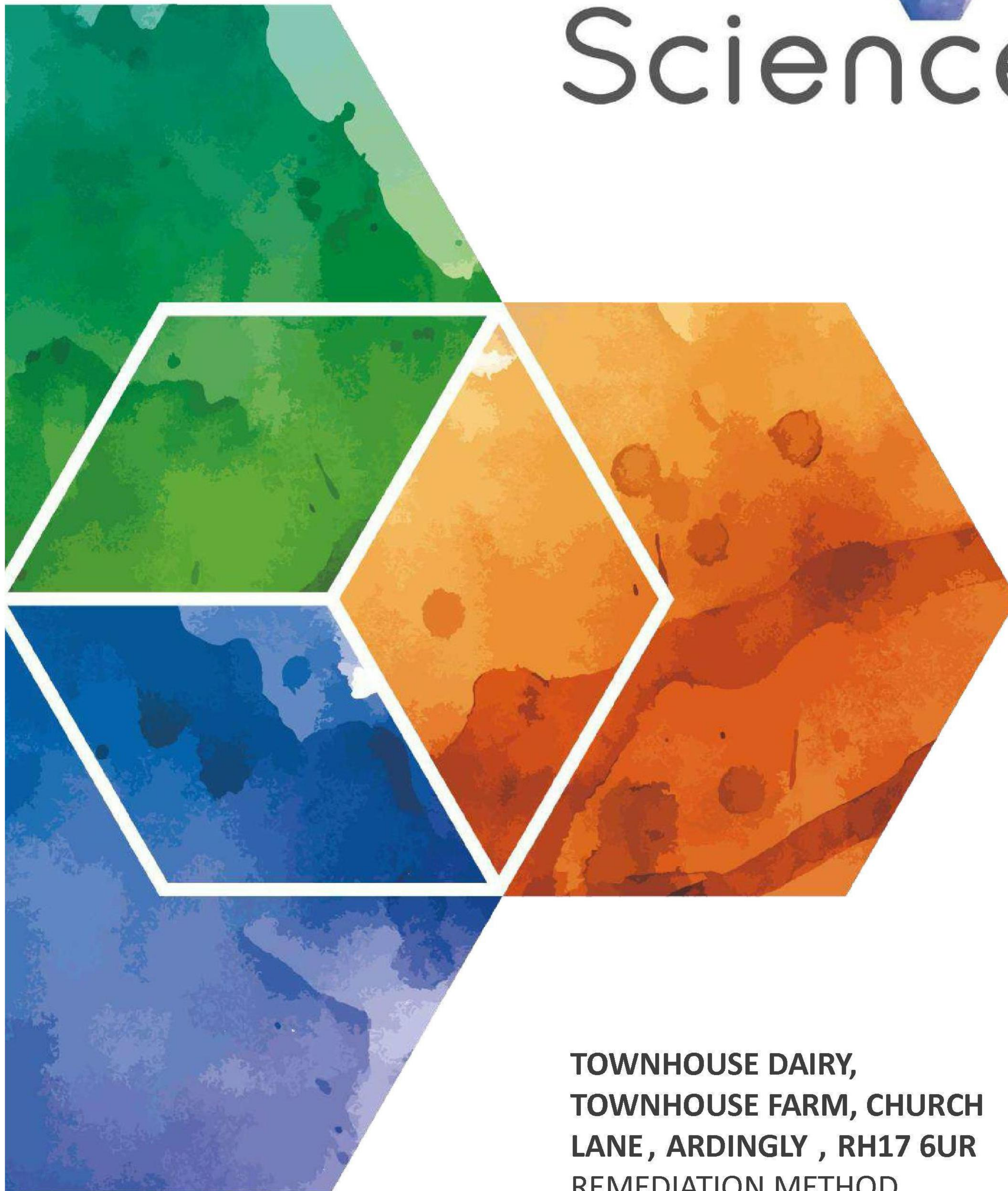
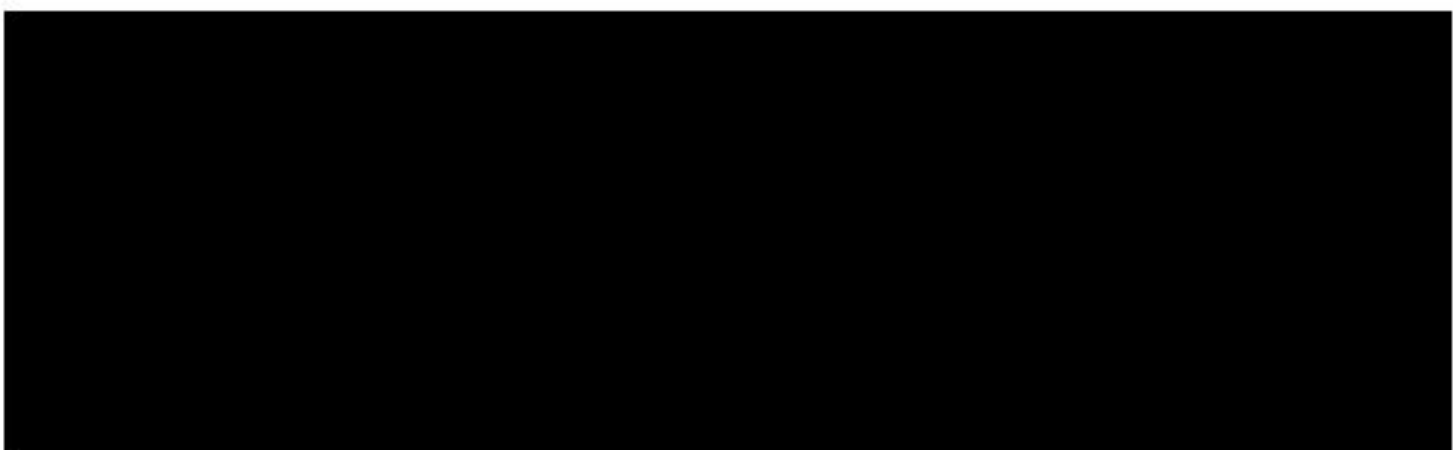
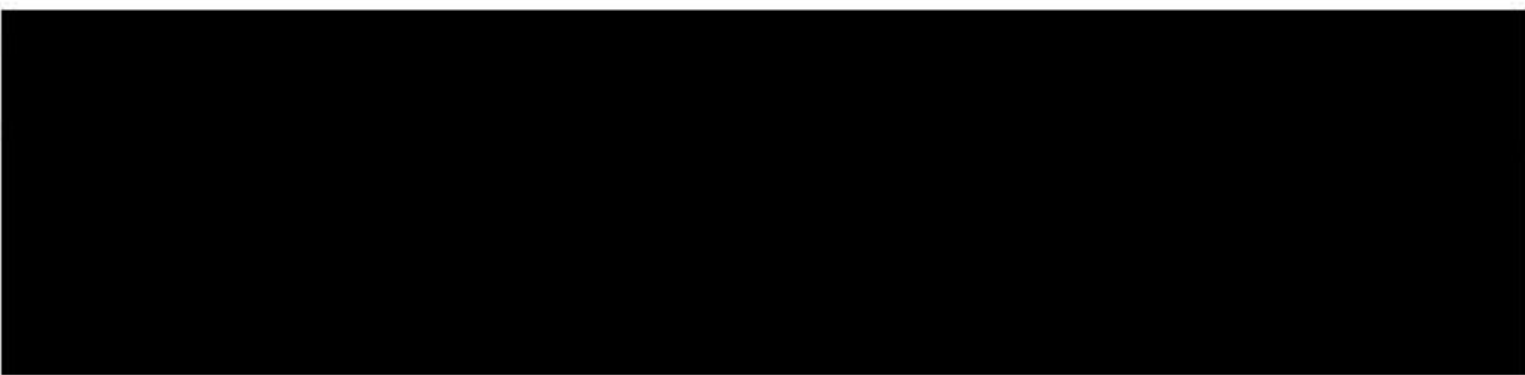


Land Science



**TOWNHOUSE DAIRY,
TOWNHOUSE FARM, CHURCH
LANE, ARDINGLY , RH17 6UR
REMEDICATION METHOD
STATEMENT
BENJAMIN ALLEN
CONSTRUCTION LIMITED**

04TH JULY 2024

Site:	PLOT 2 TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, RH17 6UR	
Title:	REMEDATION METHOD STATEMENT	
Project:	RESIDENTIAL DEVELOPMENT	
Client:	BENJAMIN ALLEN CONSTRUCTION LIMITED	
Date:	09 th December 2025	
Reference:	LS 7477	
Version:	V1.0	
Prepared By:		MICHAEL ROSE M.Sc., B.Sc., FGS, AIEMA <u>Principal Geo-Environmental Consultant</u>
Checked By:		SAM WHEWELL B.Sc. (Hons.), M.Sc, FGS <u>Senior Geotechnical Engineer</u>
Check and Authorised By:		JOCELYN MIDDLETON MGeol FGS <u>Principal Geo-Environmental Consultant</u>
Land Science are Geotechnical Engineering and Contaminated Land specialists for construction, regulation, property ownership, and due diligence. By understanding our client’s needs and appreciating the role that ground issues play within a wider context, we provide a reliable service and first-class expertise tailored to specific requirements. For more information on how we can benefit your project, please visit www.landscience.co.uk 		



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FIGURE 2:	Existing Layout
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APPENDIX A:	Information provided by the client
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1.0 INTRODUCTION

1.1 General

Land Science was instructed to undertake a Remediation Method Statement in relation to a new commercial development at Plot 2 Townhouse Farm, Church Lane, Ardingly, RH17 6UR. The location is shown on Figure 1.

1.2 Client

The Client for this appointment was Benjamin Allen Construction Limited and the report may only be used by this named client and their project team for the purposes set out and subject to the report conditions. It was understood that the Client already owned the property, and that this investigation was not a pre-purchase appraisal.

1.3 Area Under Investigation

The area under investigation comprised a recently demolished agricultural barn. The layout is indicated on Figure 2.

1.4 Form of Development

The proposed development was understood to comprise the retention of the existing Old Dairy and the demolition of the existing agricultural barns and the construction of a large residential dwelling with associated car port and large private garden. Figure 3 illustrates the layout of the proposed redevelopment. The findings of this report may be not valid if the proposed development is altered.

1.5 Previous Investigations

The following previous investigations relevant to the site were made available:

- Phase II Site Investigation Report, AGB Environmental, Report Ref. P4271.2.1, dated August 2022. *

* Land Science understands that a Phase I Geoenvironmental Desk Study had also been completed by AGB Environmental (Report Ref. P4271.1.0 dated 8th June 2021) but a copy was not forwarded to Land Science.

- Waste Disposal letter report, Land Science, Report Ref. LS7718, dated 26th June 2024.

This Remediation Method Statement is based on the findings and recommendations within the above reports. The RMS may require amendments following the review by the Contaminated Land Officer at Mid Sussex District Council.

1.6 Scope of Work

Land Science were instructed to carry out a Remediation Method Statement, in relation to removing/reducing any potential risks to any sensitive receptors.

It is understood that this report will be used to inform conditions within planning application ref DM/21/3536 with regards to managing contaminated land risks as part of the development.

1.7 Standards

Where practicable, the investigation was undertaken in accordance with the following primary standards and guidance:

- Land Contamination Risk Management (LCRM) Environment Agency 2020. ○ BS10175:2011+A1:2013, Investigation of Potentially Contaminated Sites. ○ National Planning Policy Framework, July 2018. ○ Building Regulations Approved Document C: Site preparation and resistance to contaminants and moisture, HM Government, July 2013.
- NHBC Standards Chapter 4.1: Land Quality - Managing Ground Conditions, 2019.

Other technical sources have been cited in respect of specific aspects of the investigation, as referenced throughout the text.

2.0 REMEDIATION OBJECTIVES AND OPTIONS

2.1 Objectives

The distribution, nature and concentrations of contaminants of concern are a critical consideration for the selection of the correct remedial technology for the attainment of the remediation objectives.

The prevalence of some recalcitrant contaminants may make a specific technology expensive or unviable in terms of treatability and/or cost. The selection of the right remedial technology is further complicated by other considerations such as the geological and hydrogeological setting, extent of previous investigation/remediation works, the time available for implementation and treatment, site access and restrictions posed by ongoing development, and cost.

The primary objective of the remediation activities will be for the safe redevelopment of the site that is suitable for the proposed end-use. Considering the previous sections, the following remedial options available to manage unacceptable risks will either:

- Manage (remove, destroy, modify or immobilise) the source;
- Interrupt the pathway; or
- Modify the receptor or the behaviour of the receptor.

The preferred options will be designed to manage the source of contamination or interrupt the pathway.

Source management may involve the removal, destruction, or transformation of the source. Pathway interruption may involve either the blocking of the pathway or the destruction or removal of contaminants moving along a pathway.

This can be achieved either via the permanent reduction of contaminant concentrations to acceptable limits; source removal; pathway interruption.

2.2 Constraints

There are limited constraints at the site, proposed site levels could be raised / lowered slightly if needed, material could be reused on site and excavated natural soils could be stockpiled on site for future use as backfill.

2.3 Preferred Remediation Options

On the basis of the above the preferred remediation options are as follows:

- A refurbishment/demolition asbestos survey is undertaken on site, prior to demolition.

- Installation of gas protection in line with a CS3 classification.
- Waste Disposal considerations.
- A Discovery Strategy should also be followed during the development.

Details of how this should be implemented are provided in section 3.0.

3.0 IMPLEMENTATION PLAN

The previous Phase II report (P4271.2.1) undertaken by AGB Environmental identified some risks to receptors at the site and the following are recommended: -

- A refurbishment/demolition asbestos survey is undertaken on site, prior to demolition.
- Installation of gas protection in line with a CS3 classification.
- Waste Disposal considerations.
- A Discovery Strategy should be followed during the development.

The following strategy has been prepared in order to render the site safe for commercial occupation.

3.1 Asbestos

The previous Phase II assessment recommended that a refurbishment/demolition asbestos survey is undertaken on site, prior to demolition.

The client provided details that such a survey had been carried out and also confirmation that where identified any asbestos containing materials had been removed appropriately prior to demolition. – see Appendix B for details.

3.2 Gas and Vapour Protection

The gas monitoring undertaken as part of the Phase II Assessment of the site corresponded to a gas Characteristic Situation 3.0 and gas protection measures are required. The following table details potential options with relation to the proposed building design.

Type and use of building	Minimum score	Structural Barrier (Score)	Ventilation/ Dilution (score)	Gas membrane (score)	Total achieved score
Conventional residential house (no basement) (Building Type	4.5	Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement) (0.5)	Ventilated void (very good performance) (2.5)	Gas resistant membrane (in accordance with all the recommendations in Table 7 of BS8485) (2)	5.0 (pass)



A)		Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations (1.5 if well reinforced)	Passive sub floor dispersal layer (good performance) (1.5)	Gas resistant membrane (in accordance with all the recommendations in Table 7 of BS8485) (2)	5.0 (pass)
----	--	---	--	--	------------

It is recommended that a formal design of the gas protection measures to be included within the proposed structures is undertaken by a suitably qualified gas protection specialist installer.

In accordance with the recommendations made in Annex 1, Table A1, A2 and A3 of CIRIA Report C735, the membrane may be installed either by the Ground Worker for the scheme or by a Specialist Contractor under a Low or Intermediate risk site. If the membrane is installed by the Ground Worker the independent inspection should cover 100% of the membrane surface area. If the membrane is installed by a Specialist Contractor (at least one operative being qualified with an NVQ Level 2 in Gas Protection Installation) the regime of independent inspection may be reduced in size.

Inspections of the chosen gas protection measures will be validated as they are installed in line with CIRIA Report C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases) and BS8485:2015 (Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings). The verification will be undertaken by an independent third party specialist (not the installer) who will have a Level 2 NVQ in Gas Protection Installation.

Details of the inspections and any certificates of completion will be contained within the Validation Report.

3.3 Adjacent Land Users

Surrounding land uses were identified to comprise a mix of open farm land and residential properties, which have not been identified as a risk of ongoing pollution to neighbouring land. However, measures should always be taken to prevent and control any dust, run-off and mud etc. generated during groundworks, as part of good site management.

3.4 Waste Management

3.4.1 Stockpiles

If material is excavated from the ground (e.g. site strip and service trenches) it may be stockpiled on site. If stockpiles are to be created they should be on impermeable ground, over a geotextile

membrane and managed suitably to minimise dust generation i.e. dust suppression and suitable covers. Stockpiles must be bunded to prevent possibility of contaminated surface water run-off impacting surrounding land.

Stockpiles of ‘waste arising’ for offsite disposal and stockpiles of imported ‘clean’ material for use as anti-dig / clean capping need to be clearly marked and appropriately segregated to avoid the potential for cross contamination.

Stockpiles should be regularly surveyed and records maintained to be included in the verification report.

The Contractor undertaking the remediation works is responsible for compliance with waste management legislation where issues relating to waste arise as a result of the works. As a minimum, the following is required:

- Management of material that arises during the works and is classified as waste.
- Waste streams are appropriately classified prior to offsite disposal.
- Audit process for the selection of waste management contractors to include the collection and assessment of licences, permits and registrations.

3.4.2 Soil Disposal

The contractor should allow for a suitable regime of testing soil arisings to ensure they are being disposed of to the appropriate facility with the appropriate level of duty of care.

The results of the soil analysis recently carried out by Land Science have been classified as follows:

Soil	Hazardous		Non Hazardous		Details
	Hazardous	Stable NonReactive	Non-Hazardous	Inert	
Made Ground			X		The soil analysis was not identified as hazardous but the WAC test did not meet the requirements for Inert waste, due to exceeding levels for Antimony. Interpretation: Non Hazardous waste.

It was anticipated that the underlying natural soils would meet the inert waste criteria.

Liaison with the proposed receiving facility is recommended to be undertaken at an early stage in the scheme to confirm the requirements.

Soils may potentially be handled as Non-Waste and re-used on site (or on other sites) in accordance with various protocols such as those published by the EA or CL:AIRE. Typical requirements include:

- That the re-use of material will not endanger human health, cause nuisance, or harm the wider environment (controlled waters, ecosystems, etc.).
- That there is there a clear environmental benefit from the activity, and that the waste is being used as a substitute for non-waste material.
- The materials are suitable for use without further treatment.
- The holder is certain that the materials will be used in a safe manner.
- Only the necessary quantities of materials are being used.
- A Waste Recovery Plan (EA) or Materials Management Plan [MMP] (CL:AIRE) are produced and followed, and audited in a Verification Plan.

It may also be possible to treat materials under an environmental permit, standard rules permit, or U1 exemption, subject to strict limits.

The soil testing undertaken in the Phase II indicated that there were no significant risks to end users, soft landscaping or controlled waters so could potentially be re-used on site.

Records of the removal and disposal of soils must be kept and included within the final validation report. The records should include details of volumes, waste codes, facility that the material is sent to and dates etc.

3.5 Discovery Strategy

During groundworks, a watching brief is required by a competent environmental consultant, site based engineer or site manager. Should visual signs or olfactory signs of unexpected contamination be identified then the following is required:

- Stop works in the location of identified gross contamination.
- Inform the Site Manager and Environmental Consultant.
- Environmental Consultant to inform Local Planning Authority Contaminated Land Team, with no further works undertaken in the area until any new recommendations have been agreed.
- Excavate the impacted area until impacted material is visually removed.
- The excavated material can be temporarily stockpiled on site, for pre-treatment and waste classification, prior to being disposed of offsite at a suitably licensed facility in accordance with the above (as detailed in Section 3.4.2).

Unexpected contamination may include:

- Visible fragments of asbestos board / tile or fibre (lagging);
- Soil headspace readings >100 ppm (using photo-ionisation detector [PID]);
- Significant discolouration of the soil;
- Visible hydrocarbon seeps; and,
- Strong hydrocarbon odour in the hand.

4.0 SITE CONTROLS

4.1 General Controls

Site works should be undertaken in accordance with the CDM:2015 Regulations and guidelines prepared by the Health and Safety Executive [HSE, 1991 Protection of Works and the General Public during the Development of Contaminated Land and Guidance Note HS(G)66, Health and Safety Executive, HMSO, 1991].

Detailed control measures with respect to contaminated land will be required during works on the site, to include (but not limited to):

- Monitoring of actual changes to ensure mitigation of potential adverse effects.
- Education of workers to risks associated with contamination (site inductions and appropriate toolbox talks).
- Posting of appropriate warning signs.
- Provision of suitable welfare facilities; and • Provision of suitable PPE (and RPE if required).

4.2 Odours, Noise and Vibration

Care will need to be taken during activities to minimise the impact of any odours, dusts, noise and vibration on the surrounding buildings and receptors. In all instances, best practicable means (BPM) should be employed to control noise and vibration. BPM should also be employed to control dust emissions, such as (but not limited to) damping down dusty operations throughout the earthworks.

5.0 VALIDATION REPORT REQUIREMENTS

There is a requirement that the remediation of the site is validated and documented in line with Environment Agency document: verification of remediation of land contamination report (SC030114/RI).

The Contractor will hold as a minimum:

- Records of any laboratory analytical and *in-situ* field test result if soil testing is required.
- Records of any previously unidentified contamination, as detailed in the Discovery Strategy (if encountered) will be required and copies included within the Remediation Validation Report.
- Records of gas protection measures:
 - Inspections of protection measure and validation by a third party specialist as they are installed in line with CIRIA Report C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases) and BS8485:2015 (Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings).

- Records of material movement, including:
 - Volumes, origin and placement location of soils references to field results.
 - Details and quantities of excavated and imported materials.
 - Records of earthworks excavations including, as constructed, photographs, quantities of materials and records of progress; and,
 - Waste transfer notes for any material disposed of as waste.
- Waste classification and management documentation, including:
 - Details of all parties involved in the works.
 - Records of approval and method statements.
 - Records of discussions with regulatory authorities and written approval for actions.
 - Records of license applications (including mobile treatment license or declaration under the Definition of Waste Industry Code of Practice); and,
 - Records demonstrating environmental monitoring.

All relevant information as detailed in above shall be collected during the remediation works and an independent verification report compiled on completion. The validation report shall take account of the recommendations in Land Contamination Risk Management (LCRM) Environment Agency 2020 and comprise as a minimum:

- A summary of the information contained in the risk assessment reports along with the agreed redevelopment strategy and objectives.
- Decision records covering agreement with regulators.
- Records of works undertaken and associated validation and monitoring records e.g. laboratory validation test certificates).
- Details of all parties involved in the works.
- Details and quantities of excavated soils and volumes disposed of off-site.
- Specialist contractor's validation reports for particular elements of work (if used).
- Details of the validation of installed gas protection measures.
- Details of the validation data for any imported soils used on-site (at least three sets of analyses per source) plus *in-situ* validation test results confirming depth and chemical quality.
- Waste classification and management documentation.
- Additional risks assessments / non-scheduled reactive works relating to previously unidentified contamination and all related remedial works that were undertaken; and,
- Final status of remediation and achievement remedial objectives to satisfy planning conditions.

It should be noted that consideration has not been given to the protection of groundworkers, during the construction phase of this project, as that is outside the scope of this report. Adequate protection measures should be provided within a Construction Method Statement, completed by the Principal Contractor (CDM regulations 2015) for the project.

REPORT CONDITIONS

The Client

This report may also be used only by the client named in section 1 and their appointed project team for the purpose of design, obtaining planning, building regulations approval, and in connection with finance. This report must not be used by any other persons or for other purposes without express written agreement of Land Science.

General

Land Science takes all reasonable professional care in preparation of this report, using current standards and industry practice. However, the evaluation of ground conditions depends on an interpretation and extrapolation of the conditions revealed by a limited data set. The level of risk is related to the extent of investigation and no site is ever free of risk. The client should understand their risks and liabilities. We accept no liability whatsoever in respect of:

- The scope, extent or design of an investigation.
- Any conditions not directly revealed by the investigation.
- Published standards or methodologies used or adopted in this report.
- The opinion of any other party including any regulator, authority or stakeholder.
- Any dispute, claim or consequential loss arising from any findings of this report.
- Third party information and data.

This report relates solely to ground-related matters as set out in the objectives and makes no representation on other matters such as ecology, arboriculture, invasive plant species, the condition of buildings and structures, hazardous building materials such as insulation or asbestos, the locations of boundaries, unexploded ordnance, and or planning constraints etc. Further reports should be commissioned in this respect as appropriate.

Regulators and Approvals

This (and any other) report should be submitted to relevant authorities for their own assessments and to provide their approval or comments accordingly. This should be in good time before commencing on site in case additional work is to be carried out.

Standards, technical guidance and regulatory positions change over time and which may therefore affect the findings and recommendations made in this report; this should be verified by the client prior to any critical project milestones. Where this information is used in design, the designer should verify that the information is appropriate and has been used correctly.

Variations with time

The report relates to conditions revealed at the time of the investigation and any monitoring visits. Some parameters may vary over time or seasonally; groundwater levels, ground gas compositions, or

concentrations of contaminants are particularly variable in this respect. Further monitoring or verification should be considered as appropriate.

GLOSSARY OF TERMS

ACM	Asbestos Containing Material
BGS	British Geological Survey
BRE	Building Research Establishment
BS	British Standard
C4SL	Category 4 Screening Level
CBR	California Bearing Ratio
CDM	Construction Design and Management regulations
CIRIA	Construction Industry Research and Information Association
CL:AIRE	Contaminated Land: Applications in Real Environments
CLEA	Contaminated Land Exposure Assessment model
CSM	Conceptual Site Model
EA	Environment Agency
EQS	Environmental Quality Standards
FOC	Fraction of Organic Carbon
GAC	Generic Assessment Criterion
GQRA	Generic Quantitative Risk Assessment
mbgl	Meters Below Ground Level
NHBC	National House Building Council
mOD	Metres above Ordnance Datum
PAH's	Polycyclic Aromatic Hydrocarbons
PHE	Public Health England
PID	Photo-Ionisation Detector
PQRA	Preliminary Quantitative Risk Assessment
PSD	Particle Size Distribution Test
RMS	Remediation Method Statement
S4UL	Suitable for Use Level
SOM	Soil Organic Matter
SPZ	Source Protection Zone
SPT	Standard Penetration Test
SSSI	Sites of Special Scientific Interest
ST-WEL	Short Term Workplace Exposure Limit
SVOC's	Semi-Volatile Organic Compounds
TPH	Total Petroleum Hydrocarbons
TRRL / TRL	Transport Road Research Laboratory
TWA-WEL	Time Weighted Average Workplace Exposure Limit
UK HBF	United Kingdom House Building Federation
VOC's	Volatile Organic Compounds
WAC	Waste Acceptance Criteria



	Project: Townhouse Dairy, Church Lane, Ardingly RH17 6UR			Figure: 1
	Client: Benjamin Allen Construction Limited			Date: 04/07/2024
	Prepared by: LS	Checked by: MR	Version: 01	Sheet: 1 of 1

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Telephone: 01444 882 084

Unit 10, 19 Albert Drive, Burgess Hill, West Sussex, RH15 9TN



Title: Existing Site Layout

Reference: LS7477

These maps courtesy of Google and The GeoInformation Group (2024)



Project: Townhouse Dairy, Church Lane, Ardingly RH17 6UR

Client: Benjamin Allen Construction Limited

Prepared by: LS

Checked by: MR

Version: 01

Figure: 2

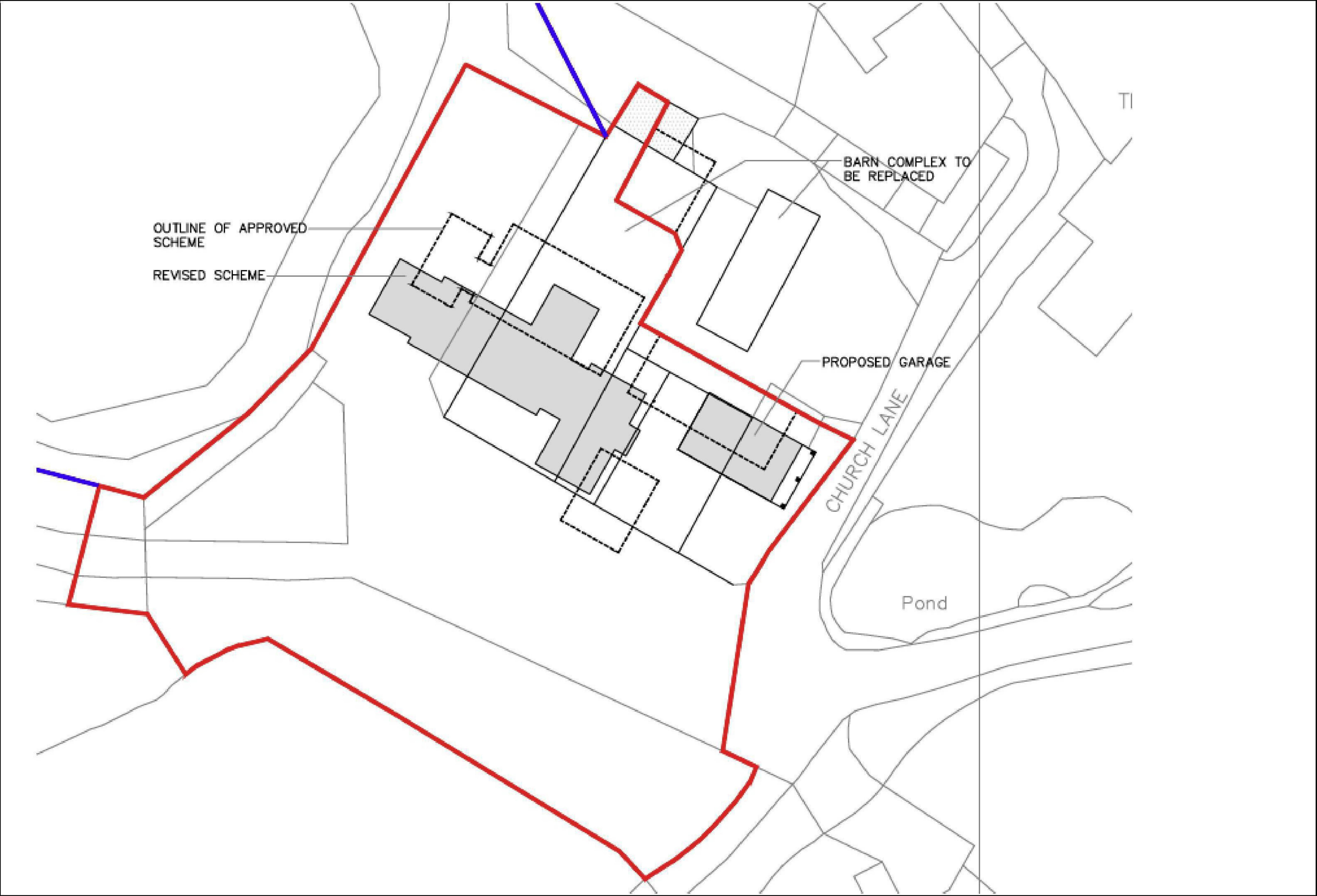
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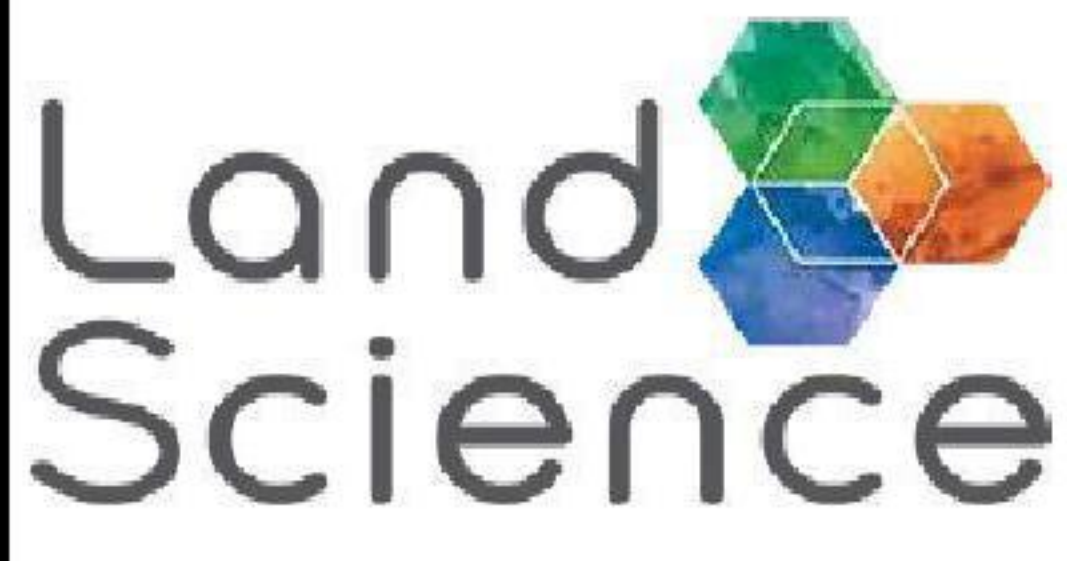
Sheet: 1 of 1

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Telephone: 01444 882 084

Unit 10, 19 Albert Drive, Burgess Hill, West Sussex, RH15 9TN

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	Title: Proposed Development Layout	Reference: L6
	Project: Townhouse Dairy, Church Lane, Ardingly RH17 6UR	Figure: 3
	Client: Benjamin Allen Construction Limited	Date: 04/07/2024

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APPENDIX A



DAF Risk Consulting Ltd
T: 01273 437 028
E: info@dafconsulting.co.uk

DEMOLITION ASBESTOS SURVEY REPORT

Barns at Townhouse Farm
Church Lane
Ardingly

RH17 6UR



CLIENT:	The Executors of the late John Simon Greenwood c/o Balcombe Estate Office
PROJECT NO:	B-01362
ISSUE NO:	1
ISSUE DATE:	09/07/2023

KEY INFORMATION SHEET

GENERAL SURVEY INFORMATION	
Type of Survey	Pre-demolition asbestos survey
Date(s) Of Survey	19/06/2023
Report Issue Date	09/07/2023
Client Contact	Stephen Manning (Gould Baxter)
Client Address	

Lead Surveyor	Damian Fazackerley	
Quality Check	Damian Fazackerley	09/07/2023
SITE DESCRIPTION		
Property type	Commercial	
Previous asbestos info available	No	
General construction	Floors: concrete	
	Ceilings: n/a	
	Walls: brick and block	
	Insulation: n/a	
Number of samples	3	
SUMMARY OF FINDINGS		
Asbestos containing materials (ACMs) identified	Yes	
Remedial work recommended	Yes	
Contractors' plan of work and risk assessment required	Yes	
THIS REPORT MUST BE READ AND UNDERSTOOD IN ITS ENTIRETY. ANY CONTRACTOR PLANNING REMOVAL WORK MUST VISIT SITE TO ASCERTAIN EXACT EXTENTS OF ASBESTOS WITHIN THE PROPOSED WORK AREA. UNDER NO CIRCUMSTANCES SHOULD THIS REPORT BE USED FOR COSTING ASBESTOS REMOVAL PROJECTS.		

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1. SUMMARY

1.1 Summary of identified or presumed ACMs

Barn at Townhouse Farm					
ID	Room/Area	Room/Area Number	Item	Risk	Recommendation
144438	Shed 2	G.002	Roof sheeting - Cement product	Very Low	Remove prior to refurbishment/demolition (nonlicensable works).
144443	Store to rear of shed 2	EX.001	Roof sheeting - Cement product	Very Low	Remove prior to refurbishment/demolition (nonlicensable works).
144463	Shed 3 exterior	EX.002	Roof sheeting, ridge capping and barge board - Cement product	Very Low	Remove prior to refurbishment/demolition (nonlicensable works).
144457	Shed 3 exterior	EX.002	Cladding to south end - Cement product	Very Low	Remove (non-licensable works).
144461	Garage exterior	EX.003	Roof sheeting - Cement product	Very Low	Remove prior to refurbishment/demolition (nonlicensable works).
144464	Shed 1 - 2 exterior	EX.004	Roof sheeting, ridge capping and barge board - Cement product	Very Low	Remove prior to refurbishment/demolition (nonlicensable works).
144465	Shed 1 - 2 exterior	EX.004	Gutter and down spouts - Cement product	Low	Remove prior to refurbishment/demolition (nonlicensable works).

There is a specific requirement within the Control of Asbestos Regulations (CAR 2012, regulation 7) for all identified or presumed ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition.

Any ACMs **not** removed must be managed in accordance with Regulation 4 of The Control of Asbestos Regulations 2012. This must start with the preparation of a site-specific asbestos management plan & regular monitoring of the condition of the ACMs.

1.3 Areas not accessed / specific limitations

Whilst carrying out the survey associated with this report, DAF Risk Consulting Ltd made every effort to gain access. However, some areas may not have been accessed by the surveyor or limited access may have been available. DAF Risk Consulting Ltd cannot be held responsible for any asbestos containing materials that may become uncovered during future work. Areas not accessed should proceed progressively. If suspect material is encountered during the refurbishment / demolition project all suspect material should be analysed by a UKAS accredited laboratory.

Rooms and areas not accessed

ID	Room/Area	Room/Area Number	Item	Reason for not accessed
No rooms or areas not accessed				

Rooms and areas where access was limited

Barn at Townhouse Farm				
ID	Room/Area	Room/Area Number	Item	Reason for limited access

144458	Garage	G.006	All items	
--------	--------	-------	-----------	---

2. INTRODUCTION

2.1 Scope

DAF Risk Consulting Ltd received an instruction from Stephen Manning of Gould Baxter, on behalf of The Executors of the late John Simon Greenwood c/o Balcombe Estate Office, to carry out **demolition** asbestos survey at the above site. The room/areas listed below were included within the scope of the site survey.

Barn at Townhouse Farm			
Floor	Room/Area	Room/Area Number	Notes
Ground Floor	Shed 1	G.001	Access Gained
Ground Floor	Shed 2	G.002	Access Gained
Ground Floor	Store to rear of shed 2	G.003	Access Gained
Ground Floor	Store to rear of shed 2	G.004	Access Gained
Ground Floor	Shed 3	G.005	Access Gained
Ground Floor	Garage	G.006	Limited Access
Exterior	Store to rear of shed 2	EX.001	Access Gained
Exterior	Shed 3 exterior	EX.002	Access Gained
Exterior	Garage exterior	EX.003	Access Gained
Exterior	Shed 1 - 2 exterior	EX.004	Access Gained

2.2 Aims and objectives

The aim of the demolition survey is to produce an asbestos register detailing the locations of all the identified or presumed asbestos containing materials. The information within the register should assist in the preparation of a risk assessment and management plan detailing how the ACMs will be managed prior to starting the demolition project.

In most cases this will involve the removal of all ACMs from the work area prior to starting the project.

2.3 Legal obligations

The Control of Asbestos Regulations 2012 which came into force in April 2012 deals with the prohibition, supply and use of asbestos, as well the licensing of asbestos removal contractors and their activities. Regulation 4 of CAR 2012 deals specifically with the management of asbestos in non-domestic properties. It places legal requirements on the person responsible for buildings (*the duty holder*) to undertake the following tasks:

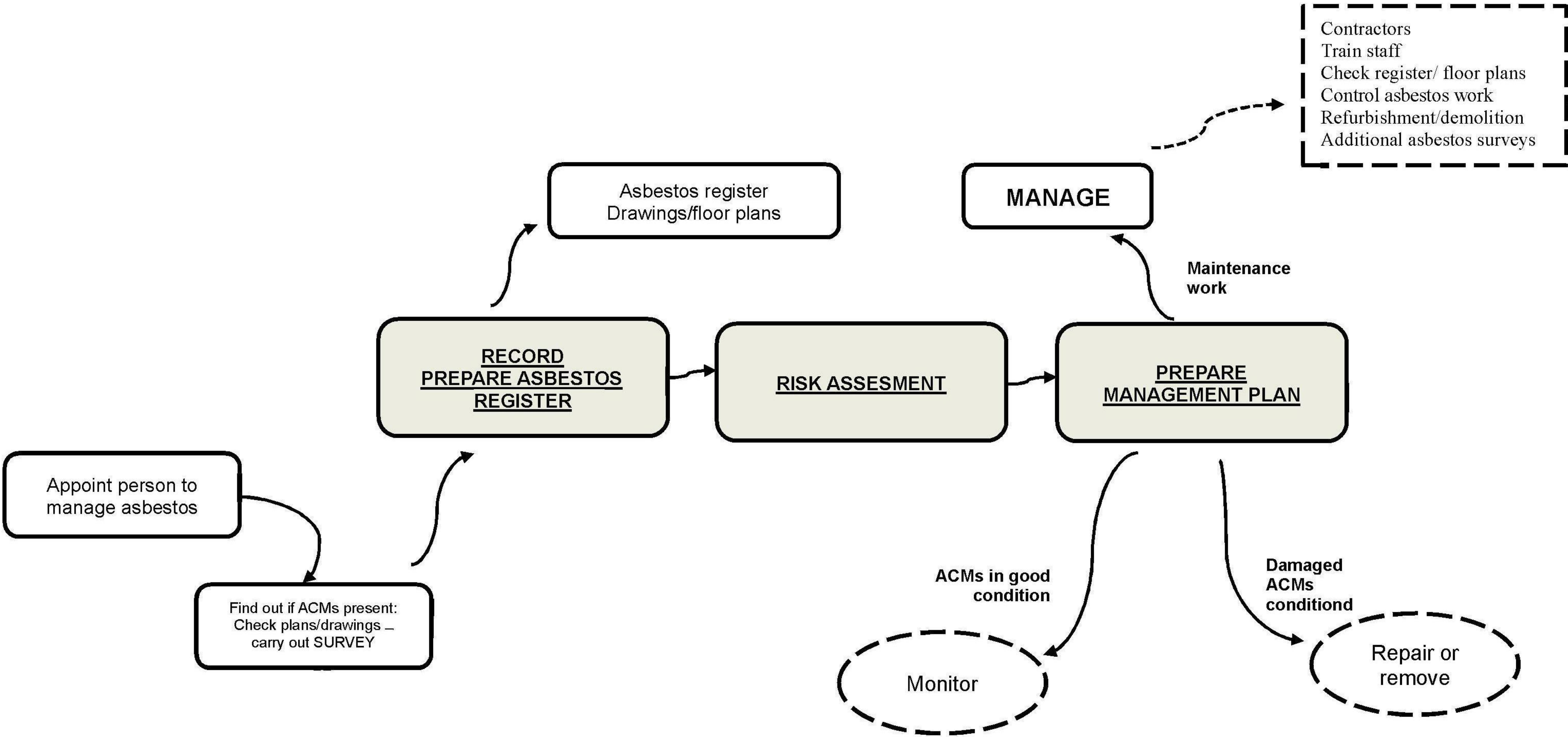
- find out if there are materials containing asbestos in the properties they control and presume materials contain asbestos unless they can provide strong evidence to the contrary;
- keep a record of the location and state of condition of the ACMs and update this record periodically;
- assess the risk or likelihood that people using the building may be exposed to asbestos fibres as a result of disturbing the ACMs identified;
- prepare a management plan setting out how the risk from the ACMs will be managed;
- implement, monitor and review the plan and inform all building users as to the location and condition of the ACMs within the register.

Regulation 5 of CAR 2012 states that employers must not undertake work in demolition, maintenance, or any other work which may lead to asbestos exposure without carrying out a suitable and sufficient risk assessment.

Existing information required under regulation 4 should be made available and form part of the risk assessment. If no records are available, or there are doubts about their accuracy, employers may need to arrange further surveys to determine the presence, type and condition of asbestos within the proposed work areas, or the whole building in the case of demolition.

Further information on the legal requirements for Duty Holders can be found via the Health and Safety Executive (HSE) website: www.hse.gov.uk

2.5 Managing the risk



3. SURVEY INFORMATION

3.1 Management survey

As the name suggests the management survey is typically proposed when the identified ACMs are likely to be managed in-situ. The aim of the survey is to locate, as far as reasonably practicable, the presence, type, condition and extent of any ACMs which may be disturbed during the day to day use of the building. ACMs will usually be identified through sampling and analysis although these surveys may also involve presuming whether certain materials contain asbestos.

The surveyor should endeavour to access all areas of the building, as far as reasonably practicable. This typically includes ducts and risers with demountable hatches, under floor coverings and above suspended ceilings etc. Assistance from other technicians may be required for some surveys; for example, the use of a lift engineer to inspect lifts shafts, pits and motor rooms. Any limitations encountered during the survey or areas not accessed should be clearly stated in the report. It is the responsibility of the Duty Holder to work with the surveyor to ensure that limitations and access constraints are kept to a minimum, as any areas not accessed during the survey must be presumed to contain asbestos until proven otherwise.

The management survey and report should enable the Duty Holder to plan for routine maintenance works, however for any intrusive refurbishment projects, where the fabric of the building is disturbed then a Refurbishment/demolition survey will be required.

3.2 Refurbishment and/or demolition survey

A refurbishment and demolition survey is prescribed prior to carrying refurbishment or demolition works. The aim of the survey is to locate and record, as far as reasonably practicable, all ACMs within the proposed refurbishment or demolition area. In most cases the results of the survey will be used to plan for the removal of all the ACMs prior to carrying out the refurbishment or demolition. If the planned works are not likely to be carried out imminently then a material assessment of the ACMs will be calculated, to assist in the management of the ACMs in the interim period.

The client should be aware that the survey is fully intrusive and likely to cause significant disruption to the fabric of the building. The surveyor will need to break through plasterboard partitions and false ceilings, inspect under floors, open up boxing and utilise aggressive inspection techniques to access all areas of the proposed work area. Where possible, refurbishment and demolition surveys should be conducted in unoccupied areas where all services are isolated. In cases where parts of a building are to remain occupied, the survey area may need to be isolated from the occupied areas with partitioning. A visual inspection with air testing may also be required to determine whether an area is suitable for re-occupation.

Important Note

Asbestos was used widely, in numerous products and building materials. It is broadly accepted that no survey, however intrusive, can guarantee to identify all ACMs and in some cases, asbestos may only be encountered when demolition work has begun. In accordance with Regulation 10 of CAR 2012, any persons who may be exposed to asbestos in the course of their works must be trained in asbestos awareness, including emergency procedures. If asbestos is uncovered during a project, all works must cease, the area should be isolated, and the suspect material analysed by a UKAS accredited laboratory.

3.3 Survey methodology

The survey was carried out in accordance with the scope of works agreed, the HSE guidance document: Asbestos: The Survey Guide (HSG264) and in-house procedures. A suitably qualified, competent and experienced surveyor inspected all areas applicable in a methodical manner. Suspect materials were identified and selected for sampling based on the judgement and experience of the surveyor. Not every individual suspect item was sampled for analysis by the surveyor. In order to reduce the risk of fibre release and keep damage to the decorations of the building to a minimum, some suspect materials may have been strongly presumed to contain asbestos, if they are visually similar and used in the same way.

In Section 5 of the asbestos report, ACMs which are visually similar to another be will be prefixed with “X” in the “sample ref” column.

Items that upon visual inspection, and based on the surveyor’s experience, were presumed to contain asbestos were also recorded. Areas not accessed were also recorded and should be presumed to contain asbestos until proven otherwise.

Presumption of ACMs

CAR 2012 allows materials to be presumed to contain asbestos. The two levels of presumption are as follows:

Strong presumption

- The material looks like an ACM and the surveyor concludes that it is an ACM through visual inspection and experience
- The material is visually similar in appearance to another construction material found to contain asbestos following laboratory analysis
- The material was commonly known to contain asbestos at the time of construction e.g. cement products and insulating boards
- Materials which have the appearance of asbestos, but no sample has been taken such as fibrous pipe insulation

Presumption

A material may be presumed to contain asbestos if there is insufficient evidence (e.g. no laboratory analysis) to conclude that it is asbestos free.

Another situation where a “presumption” is applicable relates to areas not accessed. Any areas not accessed during the survey must be presumed to contain asbestos until proven otherwise, either by inspection of those areas at a later date or alternative conclusive evidence.

Sampling procedures

Where possible, sampling was conducted in unoccupied areas. Fibre release was controlled by pre-wetting the material to be sampled with water, before removing a suitable sized sample with a sharp knife or chisel and placing it in a sealable plastic bag.

Sample analysis

Analysis of asbestos bulk samples was carried out by an independent laboratory, accredited by UKAS to ISO17025. Samples have been analysed to determine the presence of asbestos fibres using polarised light

microscopy and central stop dispersion staining based on the HSE guidance document, Asbestos – The analysts guide for sampling, analysis and clearance procedures (HSG 248).

3.4 Survey limitations

All areas that could be safely accessed on the day(s) of the inspection were surveyed in accordance with the scope of work. Any specific areas not inspected are included in the summary, the results tables and also on the floor plans.

Further information on general limitations is detailed below:

1. Live equipment – no sampling or internal inspection of live equipment was carried out unless accompanied by a qualified technician or given appropriate certification stating that the equipment was isolated.
2. No responsibility is accepted for the presence of asbestos in any voids other than those identified and reported on.
3. Where a survey is carried out under the guidance of the owner of the property (or a representative), then the scope of survey will be as per their instructions and guidance at the time and will supersede any previously agreed scope of works.
4. The survey did not include random sampling of dust to look for contamination from previous asbestos removal unless specifically requested by the client and a sampling strategy agreed in writing.
5. The grade of inspection performed during an asbestos survey is not as comprehensive as the inspections and analytical processes carried out following the removal of asbestos containing materials from within a defined enclosure.
6. Visual inspections during analytical clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to audit the effectiveness of such analytical inspections.
7. Where previous asbestos removal work has taken place, reference should also be made to previous clearance documentation. Microscopic asbestos debris may remain in areas where asbestos removal works have been carried out.
8. Inspections behind known or suspected ACMs were not included within the scope of this survey.
9. Inspections and sampling were not carried out if judged unsafe by the lead surveyor or if sampling would compromise the structural or safety properties of building materials and/or products.
10. The survey was limited to the buildings and structures described in the scope; it did not include inspection or analysis of the surrounding grounds, unless specifically requested.
11. DAF will not accept any form of liability for claims arising from pollution or contamination of any kind associated from works or operations as detailed in the scope of the survey works.
12. Every effort was made to identify all asbestos containing materials within the scope of the survey; no responsibility will be accepted for the detection of hidden ACMs as result of future works.
13. ACM's may be hidden or obscured by other items or covered by one or more finishes (over boarded), which may impair their detection.

14. ACMs may be hidden within the structure of the building and may not become visible until the building is dismantled. If hidden asbestos is uncovered during a project, all works must cease, the area should be isolated, and the suspect material sampled and analysed by a UKAS accredited laboratory.
15. Analysis under Polarised Light Microscopy of textured coating samples may not always reveal the presence of asbestos, due to the non-homogeneous nature of asbestos within such coatings. This can lead to a large variance in the probability of identifying asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point.
16. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely by DAF Risk Consulting Ltd unless specifically requested.
17. Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing has not been carried out unless stated otherwise.
18. Where asbestos gaskets to pipe flanges have been identified it may not be practical to trace these throughout the length of pipework within the property. Similarly, it is not possible to sample each individual gasket. Where asbestos gaskets types are identified, such as compressed gaskets, it is safer to presume that all similar gaskets also contain asbestos.
19. Asbestos was used extensively and sometimes randomly. No responsibility can be accepted for the random use of asbestos and/or portable asbestos items.
20. Extents of ACMs detailed in the results tables are approximations only, assigned by the surveyor, based on visible suspect material at the time of the survey and should not be used for costing asbestos remediation works.
21. Where no plans were provided to DAF, plans have been drawn up on site by our surveyors, who have designated room names and numbers. These drawings may not be accurate and should not be used for scaling purposes.

4. RISK ASSESSMENT

4.1 Material assessment

The calculation of a material assessment score for each identified or presumed ACM is not normally necessary for refurbishment and demolition surveys. However, where there is a significant time gap between carrying out the survey and the proposed event e.g. more than 3 months, then a material assessment and a priority assessment should be conducted, and interim management arrangements put in place. Each identified or presumed ACM is assessed to establish the likelihood of fibre release if disturbed; this is known as the material assessment. The assessment looks at various properties of the ACM and uses a simple algorithm to calculate the score.

Parameters assessed include:

-
- Asbestos Type
- Product Type
- Extent of Damage
- Surface Treatment

Variable	Score	Examples
A. Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	Mill board, asbestos Insulating Board (AIB), textiles, gaskets, ropes, paper, felt
	3	Thermal insulation, sprayed asbestos, limpet, loose asbestos
B. Extent of Damage	0	No visible damage
	1	Low: minor damage, surface scratches or exposed edges
	2	Medium: significant breakage of non-friable materials revealing loose fibres
	3	High: significant breakage of friable material or visible asbestos debris
C. Surface Treatment	0	Composite materials
	1	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets
	2	Encapsulated thermal insulation or sprays, encapsulated AIB

	3	Unsealed thermal insulation or Sprays
D. Asbestos Type	1	Chrysotile
	2	Amphiboles but not Crocidolite
	3	Crocidolite
TOTAL		A + B + C + D = Material Risk Score

Total material risk score

Materials that achieve scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and those between 5 and 6 are regarded as having a low potential. Materials with a score 4 or less have a very low potential of fibre release. Non-asbestos materials are not scored. The material assessment score has been calculated and recorded as part of the survey.

Likelihood of fibre release	Score
High	10 or more Items should be prioritised for action as they have a high potential to release fibres, leading to exposure, if they are disturbed.
Medium	7 – 9 Items will most likely require some remediation such as encapsulation or repair, labelling with asbestos warning stickers and monitoring.
Low	5 – 6 Items are generally in an acceptable state of repair and should be labelled with asbestos warning stickers and monitored.
Very Low	4 or less Most often re-enforced composites, generally in an acceptable state of repair and should be managed insitu labelled with asbestos warning stickers and monitored.

Important

The notes in the score column are based on general assumptions and experience. When prioritising ACMs for management, remediation or removal it is the responsibility of the duty holder to assess the likelihood of the ACM actually being disturbed, leading to fibre release and human exposure.

4.2 Priority assessment

Risk to health because of exposure to asbestos fibres is determined by the level of disturbance of the ACM. Asbestos situated in a locked room, which is never accessed, regardless of the extent of damage does not pose a risk to health.

The priority assessment therefore considers the likelihood of disturbance of a particular ACM by considering factors such as:

- maintenance activities;
- likelihood of disturbance;
- human exposure potential;
- occupant activity or those visitors to the building.

It is the responsibility of the duty holder to assess the risk posed by each and every identified ACM using their detailed knowledge of the building and its occupancy levels. Calculating and recording the priority assessment is a requirement of CAR 2012. DAF Risk Consulting Ltd can provide advice and assistance in calculating priority assessment scores based on detailed information supplied by the duty holder.

4.3 Future management

The results of the material and priority assessment results are used to determine the overall risk. These results then form the basis of the asbestos management plan. The management plan should be a clear and explicit working document that details:

- Definitive roles and responsibilities
- Control measures or actions and priority
- How the location and condition of ACMs are recorded
- Priority assessment scores
- Provisions for training
- Control of external contractors
- Emergency procedures
- How information is communicated

Please contact DAF Risk Consulting Ltd for further information on the preparation of an asbestos management plan.

5. SURVEY RESULTS

The survey results are represented in sections. Section 5.1 refers to the confirmed ACMs and/or materials presumed to contain asbestos, plus and areas not accessed. Section 5.2 lists other locations surveyed and non-asbestos materials.

The register of identified or presumed ACMs can be found in Appendix A.

The survey results are also summarised on the floor plans in Appendix B (where plans are supplied). The floor plans indicate the sample location points and sample number. Positively identified or presumed ACMs are marked on the plan, as are any areas not accessed.

Abbreviations

NAD: no asbestos detected in sample
ND: not determined
AIB: asbestos insulating board
NS: not sampled
MAS: material assessment score
MAR: material assessment rating

Location number

Each location included within the survey is given a simple number reference, which is also replicated within the results tables. This number is also used to denote a particular level within the building, using different prefixes as follows:

B prefix = basement level
LG prefix = lower ground level
G prefix = ground level
1 prefix = first level
2 prefix = second level
3 prefix = third level
EX prefix = external
RF prefix = roof

For example, plan ref: **G.001** refers to the first room/area inspected on the ground floor, plan ref: **G.002** refers to the second room area inspected etc.

5.1 Asbestos detected or presumed

Surveyor	Damian Fazackerley	Building	Barn at Townhouse Farm
Survey Type	Demolition	Floor	Ground Floor
Survey Date	19/06/2023	Room/Area	Shed 2
Re-inspection Date	19/06/2024	Room No.	G.002
Level of Identification	Sampled	Sample Ref	S002
Extent	Approx. 210 m²	Accessibility	Difficult



Item Notes:	Unsealed.
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		Score
Item	Roof sheeting	

Product Type	Cement product	1
Damage	Low	1
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score	4
Material Risk Rating	Very Low

Recommendation:	Remove prior to refurbishment/demolition (non-licensable works).
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Surveyor	Damian Fazackerley	Building	Barn at Townhouse Farm
Survey Type	Demolition	Floor	Exterior
Survey Date	19/06/2023	Room/Area	Store to rear of shed 2
Re-inspection Date	19/06/2024	Room No.	EX.001
Level of Identification	Same as	Sample Ref	X002
Extent	20 m²	Accessibility	Medium



Item Notes: Unsealed.

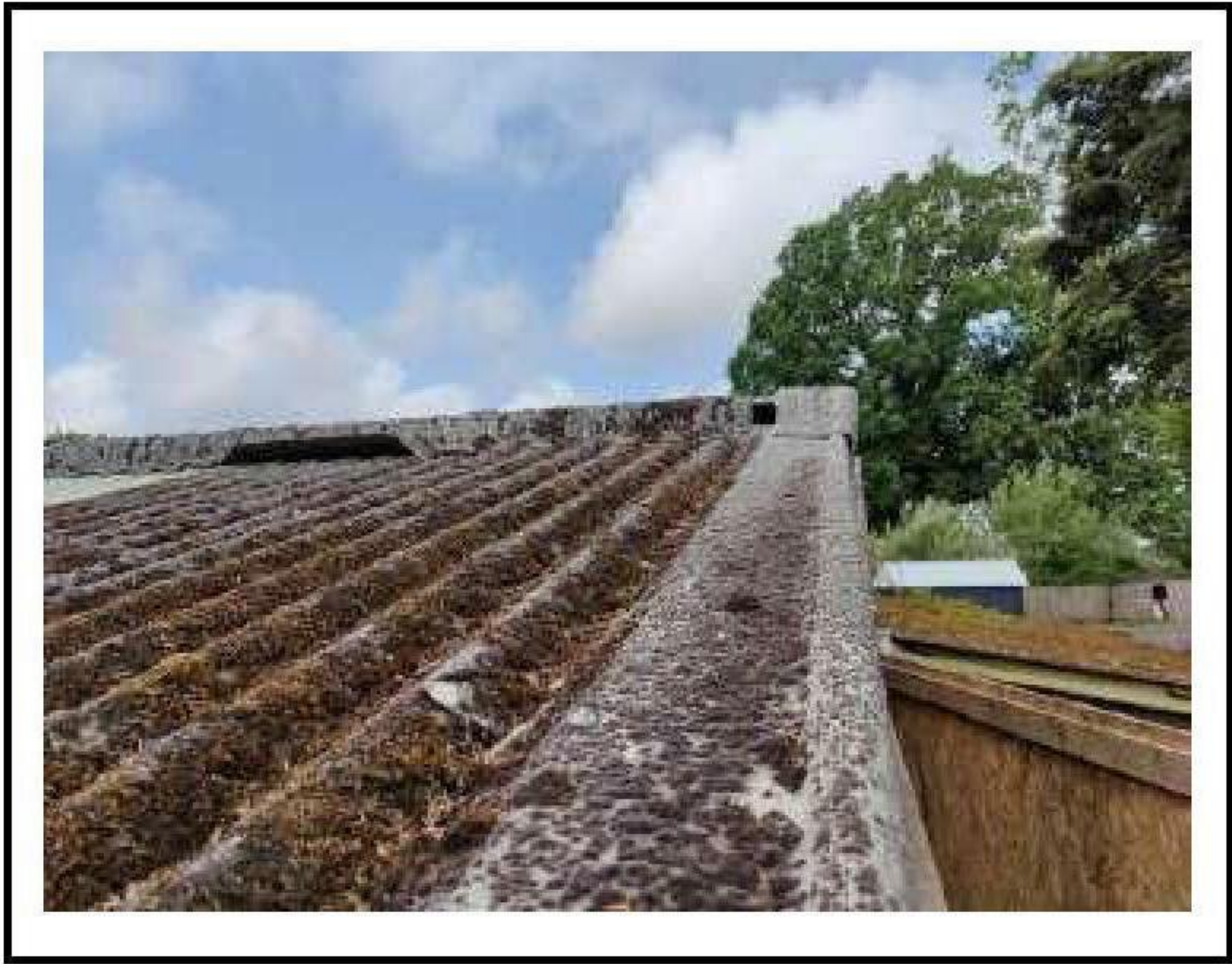
		Score
Item	Roof sheeting	
Product Type	Cement product	1
Damage	No visible damage	0
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score	3
Material Risk Rating	Very Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

Surveyor Damian Fazackerley Building Barn at Townhouse Farm

Survey Type	Demolition	Floor	Exterior
Survey Date	19/06/2023	Room/Area	Shed 3 exterior
Re-inspection Date	19/06/2024	Room No.	EX.002
Level of Identification	Sampled	Sample Ref	S003
Extent	Approx 220 m²	Accessibility	Difficult



Item Notes:	Roof sheeting, ridge capping and barge board.
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		Score
Item	Roof sheeting, ridge capping and barge board	
Product Type	Cement product	1
Damage	No visible damage	0

Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score	3
Material Risk Rating	Very Low

Recommendation:	Remove prior to refurbishment/demolition (non-licensable works).
-----------------	--

Surveyor	Damian Fazackerley	Building	Barn at Townhouse Farm
Survey Type	Demolition	Floor	Exterior
Survey Date	19/06/2023	Room/Area	Shed 3 exterior
Re-inspection Date	19/06/2024	Room No.	EX.002
Level of Identification	Same as	Sample Ref	X003
Extent	2 m²	Accessibility	Medium



Item Notes: Unsealed.

		Score
Item	Cladding to south end	
Product Type	Cement product	1
Damage	Low	1
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score	4
Material Risk Rating	Very Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

Surveyor	Damian Fazackerley	Building	Barn at Townhouse Farm
Survey Type	Demolition	Floor	Exterior
Survey Date	19/06/2023	Room/Area	Garage exterior
Re-inspection Date	19/06/2024	Room No.	EX.003
Level of Identification	Same as	Sample Ref	X003

Extent	30 m²	Accessibility	Medium
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Item Notes:	Unsealed.
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		Score
Item	Roof sheeting	
Product Type	Cement product	1
Damage	Low	1
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score	4
Material Risk Rating	Very Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

Surveyor	Damian Fazackerley	Building	Barn at Townhouse Farm
Survey Type	Demolition	Floor	Exterior
Survey Date	19/06/2023	Room/Area	Shed 1 - 2 exterior
Re-inspection Date	19/06/2024	Room No.	EX.004
Level of Identification	Sampled	Sample Ref	S001
Extent	Approx. 240 m²	Accessibility	Difficult



Item Notes: Unsealed.

		Score
Item	Roof sheeting, ridge capping and barge board	

Product Type	Cement product	1
Damage	Low	1
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score	4
Material Risk Rating	Very Low

Recommendation:	Remove prior to refurbishment/demolition (non-licensable works).
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Surveyor	Damian Fazackerley	Building	Barn at Townhouse Farm
Survey Type	Demolition	Floor	Exterior
Survey Date	19/06/2023	Room/Area	Shed 1 - 2 exterior
Re-inspection Date	19/06/2024	Room No.	EX.004
Level of Identification	Same as	Sample Ref	X001
Extent	20 lin m	Accessibility	Difficult



Item Notes: Gutter and down spouts.

		Score
Item	Gutter and down spouts	
Product Type	Cement product	1
Damage	Medium	2
Surface Treatment	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets	1
Asbestos Type	Chrysotile	1

Material Risk Score	5
Material Risk Rating	Low

Recommendation: Remove prior to refurbishment/demolition (non-licensable works).

5.2 Other locations and materials

Barn at Townhouse Farm						
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation	Photo
144435	Shed 1 G.001	Walls	Brick / block			
144436	Shed 1 G.001	Wall cladding	Profiled metal sheeting			
144434	Shed 1 G.001	Floor substrate	Concrete			
144439	Shed 2 G.002	Floor substrate	Concrete			
144440	Shed 2 G.002	Walls	Brick / block			
144441	Shed 2 G.002	Wall cladding	Profiled metal sheeting			
144442	Shed 2 G.002	Frame	Concrete			
144446	Store to rear of shed 2 G.003	Walls	Brick / block			
144445	Store to rear of shed 2 G.003	Floor substrate	Concrete			
144449	Store to rear of shed 2 G.004	Walls	Brick / block			
144448	Store to rear of shed 2 G.004	Floor substrate	Concrete			
144451	Shed 3 G.005	Floor substrate	Concrete			

144452	Shed 3 G.005	Walls	Brick / block		
144453	Shed 3 G.005	Frame	Steel		

Project: B-01362

Barn at Townhouse Farm					
ID	Room/Area Room/Area No.	Item	Product type	Sample Ref	Lab Result Observation
144458	Garage G.006	All items	Limited access gained		
144459	Garage G.006	Floor substrate	Concrete		
144460	Garage G.006	Frame	Timber		
144455	Shed 3 exterior EX.002	Cladding	Timber		
144456	Shed 3 exterior EX.002	Wall cladding	Timber		
144462	Garage exterior EX.003	Cladding	Timber		

6. FURTHER GUIDANCE

The aim of this survey report is to provide accurate information on the location of ACMs within the proposed work area. This information required to prepare a risk assessment and management plan detailing how the ACMs will be managed prior to starting the refurbishment or demolition project.

6.1 Asbestos removal

There is a specific requirement within the Control of Asbestos Regulations (CAR 2012, regulation 7) for all identified or presumed ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition.

All asbestos work must be carried out in accordance with CAR 2012 and all asbestos waste disposed of in accordance with the Hazardous Waste (England and Wales) (Amendment) Regulations 2009.

6.2 Licensed asbestos removal

Higher risk ACMs, such as sprayed asbestos coatings, asbestos insulation and asbestos insulating board (AIB) must only be removed by a **licensed asbestos removal contractor**. Licensed asbestos removal work is more hazardous because it involves ACMs that are more likely to release larger quantities of asbestos fibres when being removed than lower risk materials (such as asbestos cement).

As a result, workers who are employed in removing higher risk ACMs require specific training and should follow specific working practices. Workers should also use sophisticated respiratory protective equipment (RPE) and are legally required to be under regular medical surveillance. It is because of the hazardous nature of this work that a licence to do it is required from HSE.

6.3 Non-licensed asbestos removal

Some asbestos removal tasks, involving lower risk ACMs, do not require a licence. This is because any exposure to asbestos fibres from this type of work is not expected to present such a significant risk, if correct precautions are taken and procedures followed. Contractors carrying out non-licensed work must still have suitable information, instruction and training for the work they are going to be carrying out.

Under the asbestos regulations that came into force in April 2012, there are now two categories of 'nonlicensed' work, one of which, 'notifiable non-licensed work', has additional requirements for employers.

6.4 Further refurbishment/demolition

Prior to any further major refurbishment and/or demolition a further intrusive asbestos survey in accordance with CAR 2012 will be required.

6.5 Existing documentation

Information relating to previous surveys and/or removal works must be stored alongside this report and form part of the asbestos management plan for the building.

APPENDIX A - ASBESTOS REGISTER

A. Product Type	1	Asbestosreinforced composites (plastics, resins, mastics, roofin g felts, vinyl floor tiles, semi- rigid paints or decorative finishes, asbestos cement etc.).	B. Extent of Damage	0	No visible damage	C. Surface Treatment	0	Composite materials	D. Asbestos Type	1	Chrysotile
				1	Low: minor damage, surface scratches or exposed edges		1	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets		2	Amphiboles but not Crocidolite
				2	Medium: significant breakage of nonfriable materials revealing loose fibres		2	Encapsulated thermal insulation or sprays, encapsulated AIB		3	Crocidolite

	3	Thermal insulation, sprayed asbestos, limpet, loose asbestos		3	High: significant breakage of friable material or visible asbestos debris		3	Unsealed thermal insulation or Sprays			
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Barn at Townhouse Farm									
ID	FLOOR ROOM/AREA	ROOM/AREA NUMBER	ITEM DESCRIPTION	SAMPLE REF	ASBESTOS TYPE SCORE	PRODUCT TYPE	DAMAGE	SURFACE TREATMENT	EXTENT
144438	Ground Floor Shed 2	G.002	Roof sheeting - Cement product	S002	Chrysotile 1	1	1	1	Approx. 210 m²
144443	Exterior Store to rear of shed 2	EX.001	Roof sheeting - Cement product	X002	Chrysotile 1	1	0	1	20 m²
144463	Exterior Shed 3 exterior	EX.002	Roof sheeting, ridge capping and barge board - Cement product	S003	Chrysotile 1	1	0	1	Approx 220 m²
144457	Exterior Shed 3 exterior	EX.002	Cladding to south end - Cement product	X003	Chrysotile 1	1	1	1	2 m²
144461	Exterior Garage exterior	EX.003	Roof sheeting - Cement product	X003	Chrysotile 1	1	1	1	30 m²

Barn at Townhouse Farm									
ID	FLOOR ROOM/AREA	ROOM/AREA NUMBER	ITEM DESCRIPTION	SAMPLE REF	ASBESTOS TYPE SCORE	PRODUC T TYPE	DAMAGE	SURFACE TREATMENT	EXTENT
144464	Exterior Shed 1 - 2 exterior	EX.004	Roof sheeting, ridge capping and barge board - Cement product	S001	Chrysotile 1	1	1	1	Approx. 240 m²
144465	Exterior Shed 1 - 2 exterior	EX.004	Gutter and down spouts - Cement product	X001	Chrysotile 1	1	2	1	20 lin m

A. Product Type	1	Asbestosreinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).	B. Extent of Damage	0	No visible damage	C. Surface Treatment	0	Composite materials	D. Asbestos Type	1	Chrysotile
				1	Low: minor damage, surface scratches or exposed edges		1	Enclosed thermal insulation or sprays, AIB with exposed face encapsulated, raw asbestos cement sheets		2	Amphiboles but not Crocidolite
	2	Mill board, asbestos Insulating Board (AIB), textiles, gaskets, ropes, paper, felt		2	Medium: significant breakage of nonfriable materials revealing loose fibres		2	Encapsulated thermal insulation or sprays, encapsulated AIB		3	Crocidolite

	3	Thermal insulation, sprayed asbestos, limpet, loose asbestos		3	High: significant breakage of friable material or visible asbestos debris		3	Unsealed thermal insulation or Sprays		
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APPENDIX B - FLOOR PLANS

ASBESTOS BUILDING PLAN



DAF RISK CONSULTING LTD
UNIT 12, HUNNS MERE WAY
BRIGHTON
BN2 6AH
01273 437 025

SITE: TOWNHOUSE FARM BARNs

BUILDING: MAIN (PLOT 2)

FLOOR: GROUND

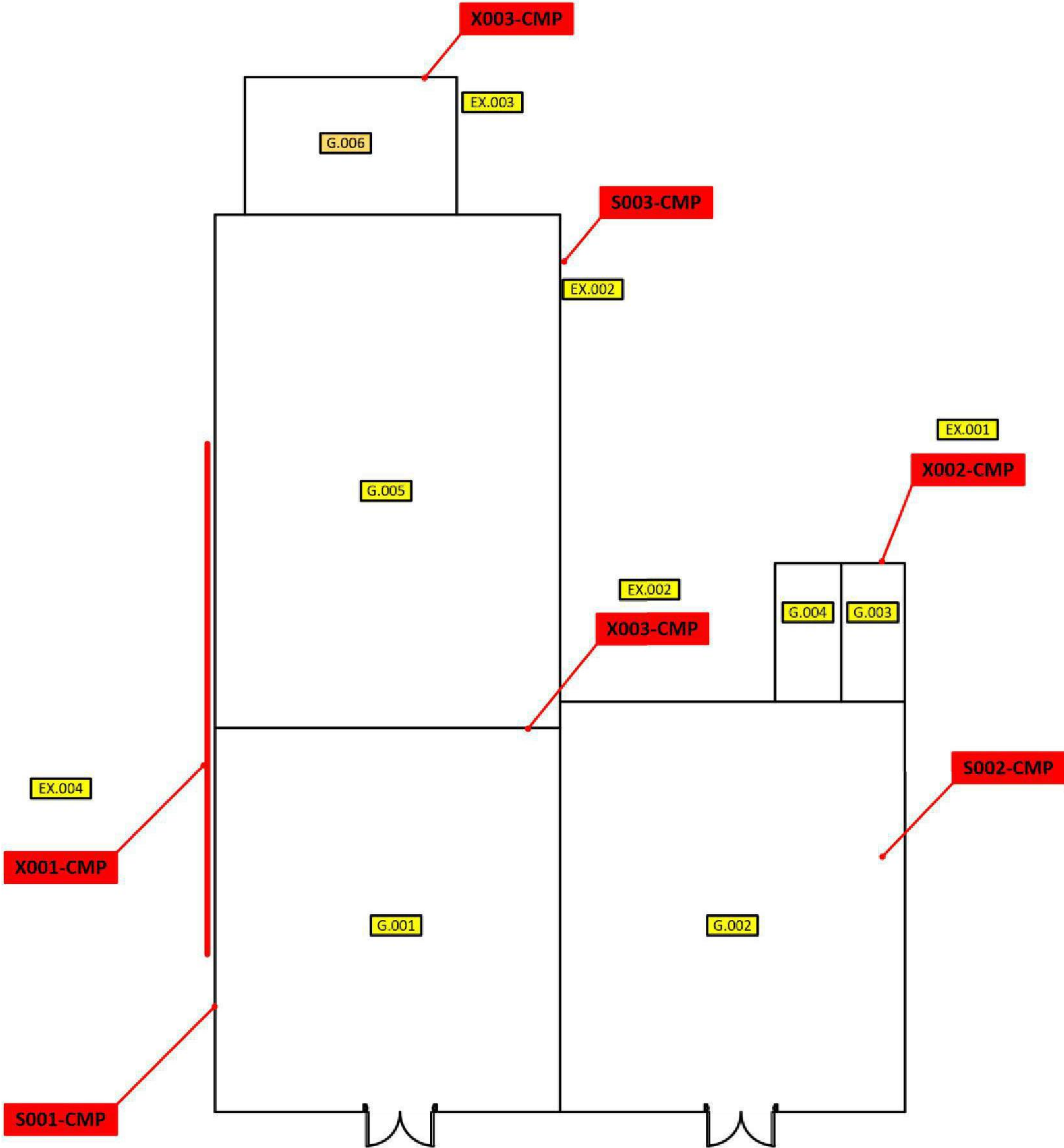
DATE(S) OF SURVEY: 19/06/2023

VERSION: 1.0

	ASBESTOS IDENTIFIED OR PRESUMED
	NO ASBESTOS IN SAMPLE
	NO ACCESS – PRESUME ASBESTOS
	LIMITED ACCESS – CAUTION

NOTES:

PRODUCT TYPE	
BTP	BITUMINOUS PRODUCT
CMP	CEMENT PRODUCT
DEB	ASBESTOS DEBRIS
FRM	FRICTION MATERIAL
GCP	GASKETS (COMPRESSED)
GRW	GASKETS (ROPE / WOVEN)
INB	INSULATING BOARD
INS	INSULATION
MAS	MASTIC & PUTTY
PPR	PAPER PRODUCT
PTS	PAINTED SURFACE
RPL	REINFORCED PLASTICS
RPS	ROPE SEAL
SPC	SPRAYED COATING
TXC	TEXTURED COATING
VTP	VINYL THERMAL PLASTIC
WVP	WOVEN PRODUCT



APPENDIX C - BULK ANALYSIS CERTIFICATES



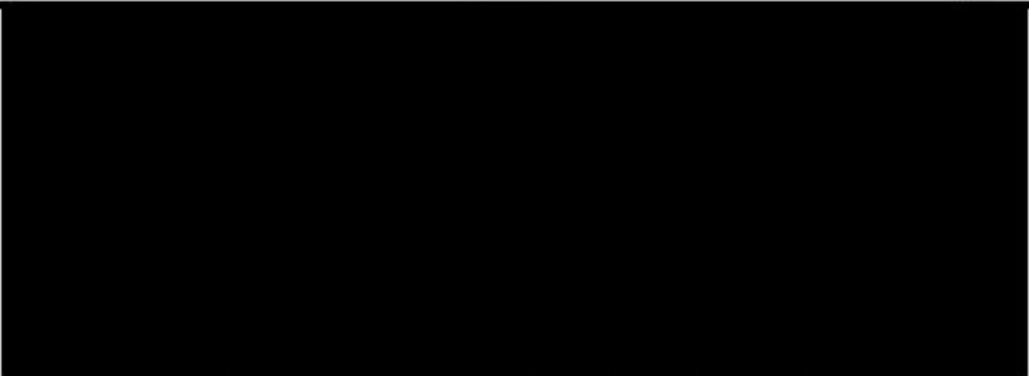
ATHENA ENVIRONMENTAL SOLUTIONS LTD
SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
WICKFORD, ESSEX, SS11 8YU
Tel: 01268 761 171
Email: info@athena-env.co.uk



COMPANY REG NUMBER: 07376951
REGISTERED ADDRESS: AS ABOVE

4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/23/06/0737	SITE ADDRESS: BARN AT TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, RH17 6UR		
DATE SAMPLED: 19/06/2023	SITE REFERENCE: B-01362		
DATE RECEIVED: 22/06/2023			
DATE ANALYSED: 22/06/2023	CLIENT: DAF RISK CONSULTING LTD		
DATE ISSUED: 22/06/2023	CLIENT ADDRESS: [REDACTED]		
SAMPLES OBTAINED BY: DELIVERED	PHONE NUMBER: [REDACTED]		
NUMBER OF SAMPLES: 3			
ANALYST NAME & SIGNATURE:	 Phil Lord - Laboratory Analyst	AUTHORISER NAME & SIGNATURE:	 Brett Hopson - Technical Manager
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	S001	EX.004 – ROOF SHEET	CHRYSTILE	CEMENT
2	S002	G.002 – ROOF SHEET	CHRYSTILE	CEMENT
3	S003	EX.002 – ROOF SHEETING	CHRYSTILE	CEMENT

KEY: CHRYSTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months and all records and reports pertaining to the analysis archived for a minimum of 5 years.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained. Note:
If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.
Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU Note:
The results apply to the sample as received.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions “in house” method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

END OF REPORT

DAF Risk Consulting Ltd

Unit 12

Hunns Mere Way

Woodingdean, Brighton

East Sussex

BN2 6AH

Tel: (01273) 437 025

Email: info@dafconsulting.co.uk

Web: www.dafconsulting.co.uk

Mike Rose

From: Allen Dawson [REDACTED]
Sent: 01 July 2024 16:13
To: Mike Rose
Subject: Fwd: Plot 2 - Demolition Completion Statement - GH438
Hi Mike,

As requested please see attached Demolition statement compiled by Gould Baxter.

I will forward you the drawing shortly.

Regards

Allen Dawson

[REDACTED]

Begin forwarded message:

From: Stephen Manning [REDACTED]
Date: 26 June 2024 at 15:30:43 BST
To: Nic Burchell [REDACTED]
Cc: Christine Minney [REDACTED] Godfrey Baker [REDACTED] 'James
Turner'
[REDACTED] James Tillard [REDACTED]
Subject: RE: Plot 2 - Demolition Completion Statement - GH438

Good Afternoon Nic,

I can confirm that, on 20th June 2024 the demolition works to Plot 2 Townhouse Farm were completed by Rabbit Demolition, in accordance with their Scope of Works.

Their Scope of Works included the removal of all associated foundations, footings, hardstanding, as well as asbestos, as identified in the demolition asbestos survey. They also demolished and carted away, as agreed at the PCSM, the concrete wall to the northeast, adjacent to the chalk pit.

The above is with the exception of, as agreed, localised areas of slab/ footings, only where necessary, to retain in use drainage beneath the site, as well as circa 2m of slab adjacent to plot 3 and to the rear retaining wall, to mitigate risk of damage to these structures.

The area of suspected oil contamination identified by Rabbit during the demolition has been confirmed through laboratory testing by Land Science to have a waste designation of 'NonHazardous Waste'. Further information on this can be found within the attached report/ sample testing information.

Rabbit Demolition confirmed that from completion on 20th June, the heras fencing will remain onsite free of charge for 2 weeks. Thereafter, the hire cost would be £5 per panel, per week. I have received verbal confirmation from Rabbit that in lieu of taking down their panels and Allen

1

erecting his own (as/if required), Allen would be able to replace their panels, subject to these being in a suitable condition.

I am happy to do a ‘handover’ email as/if required to Rabbit, notifying them that exchange of contracts has occurred, and that correspondence RE the above heras fencing should now be directly between Rabbit/Allen.

I trust the above is sufficient for your requirements, but please let me know if you require any further information.

Best Regards,

Stephen

<image007.png>

Stephen Manning BSc (Hons) MCIAT

Associate

Chartered Architectural Technologist



www.gouldbaxter.co.uk

Gould Baxter is the trading name of Gould Property Consultants LLP. Registered in England and Wales with Partnership No. OC318407 Registered office: 2 Lucastes Mews, Haywards Heath RH11 6 1HE

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