

**Asbestos Refurbishment Survey
Inspection Report
Rutherford Kitchen
Worth School and Abbey**

Worth School and Abbey
West Sussex



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Asbestos Refurbishment Survey Inspection Report

Worth School and Abbey

Rutherford Kitchen Works Worth School and Abbey West Sussex



Survey Date: 04 February 2025

Recommended Review Date: 04 February 2026

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EXECUTIVE SUMMARY

1. Executive Summary - Scope Summary and Materials List

The type and extent of this Refurbishment Asbestos Survey is detailed as follows and described in more detail in section 6.2:

Refurbishment survey to Rutherford kitchen area following fire and smoke damage. The areas surveyed are highlighted on the floor plan in section 3. It should be noted that numerous high level ceilings were not accessed. These are detailed within section 2.

Below is the list of materials and this acts as an asbestos register for the areas surveyed:

Item Ref	Relevant Report Section	Location, Description	Result	Material Assessment Algorithm	Material Extent	HSE Licensable Material?
S 001	7.2.1	Room 1, GF Corridor by Drinks Cupboard, Residue to Walls and Hangers, Insulation	Amosite / Chrysotile	11 - High	Small Pieces Seen To Entire Length of Wall (25m)	Yes
S 002	7.2.2	Room 1, GF Corridor by Drinks Cupboard, Residue and Debris to Wall and Pipework, Insulation	Amosite	11 - High	Small Pieces Seen To Entire Length of Wall (25m)	Yes
S 003	7.2.3	Room 1, GF Corridor by Drinks Cupboard, Above Mesh Plaster - Concrete, Cement	No Asbestos Detected	0 - N/A	1m2	N/A
S 004	7.2.4	Room 1, GF Corridor by Drinks Cupboard, Ceiling and Walls Near Metal Duct, Textured Coating	No Asbestos Detected	0 - N/A	5m2	N/A
S 005	7.2.5	Room 1, GF Corridor by Drinks Cupboard, Residue to Wall and Metal Vent, Insulation	Amosite / Chrysotile	11 - High	Small Pieces Seen	Yes
S 006	7.2.6	Room 1, GF Corridor Lobby by Toilets, Window Surrounds, Mastic	No Asbestos Detected	0 - N/A	5lm	N/A
S 007	7.2.7	Room 5, GF Freezer Corridor, Ceiling, Insulating Board	No Asbestos Detected	0 - N/A	4m2	N/A
S 008	7.2.8	Room 5, GF Freezer Corridor, Ceiling, Insulating Board	No Asbestos Detected	0 - N/A	4m2	N/A
S 009	7.2.9	Room 3, GF Large Kitchen Areas, Within Ceiling Void - Debris, Insulation	No Asbestos Detected	0 - N/A	Small	N/A
S 010	7.2.10	Room 3, GF Large Kitchen Areas, Wall and Hanger Residue , Insulation	Amosite	11 - High	Small Pieces Seen To Entire Length of Wall	Yes

EXECUTIVE SUMMARY

Item Ref	Relevant Report Section	Location, Description	Result	Material Assessment Algorithm	Material Extent	HSE Licensable Material?
S 011	7.2.11	Room 4, GF Large Kitchen Office, Wall and Hanger Residue , Insulation	Amosite / Chrysotile	11 - High	Small Pieces Seen To Entire Length of Wall	Yes
S 012	7.2.12	Room 3, GF Large Kitchen Areas, Original Ceiling Grid Supports, Insulating Board	No Asbestos Detected	0 - N/A	12m	N/A
S 013	7.2.13	Room 1, GF Corridor by Drinks Cupboard, Pipe Hanger Near Drinks Store - Rope Residue, Textile	Chrysotile	8 - Medium	Small	No
P 001	7.2.14	Room 3, GF Large Kitchen Areas, Above Ceiling Tiles - Large Pipe , Cement	Presumed to contain Chrysotile	6 - Low	0.5m	No
P 002	7.2.15	Room 1, GF Corridor by Drinks Cupboard, Cable Wrap Above Ceiling, Bitumen	Presumed to contain Chrysotile	3 - Very Low	1m	No

Any items with a high Material Assessment Score are highlighted above in **yellow** and these require urgent action.

We advise the following action be taken:

- **Encapsulation and removal of items: (High Priority)**

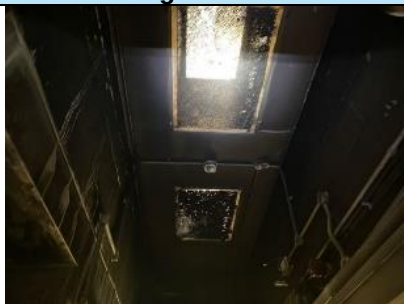
The analyses of the bulk samples are discussed in more detail in the following sections of this report including Material Assessment where necessary.

Refer to Appendices for descriptions of the areas surveyed and materials assessed.

EXECUTIVE SUMMARY

2. Executive Summary – Presumed Areas

The following areas could not be accessed on the day of the survey and therefore must be presumed to contain asbestos. UL Solutions strongly recommends that these areas be revisited and surveyed in order to confirm whether or not asbestos is present.

Area Presumed	Reason	Refer to Image
Room EXC 1, GF Freezer Corridor - Above High Level Ceilings	Not safe to access with ladders - too high. Ceiling material has been sampled and confirmed as no asbestos.	
Room EXC 2, GF Large Kitchen Area Wash Up/ Store Ceiling	High level ceiling not accessed due to height and floor conditions.	
Room EXC 3, GF Large Kitchen Area - Above High Level Plasterboard Ceilings	Too high to access safely.	
Room EXC 4, GF Large Kitchen Area - Above Wash Up Area Ceiling	Ceiling above fixed ceiling is too tight to access safely due to fixed kitchen units. Modern plasterboard can be seen directly above this area.	

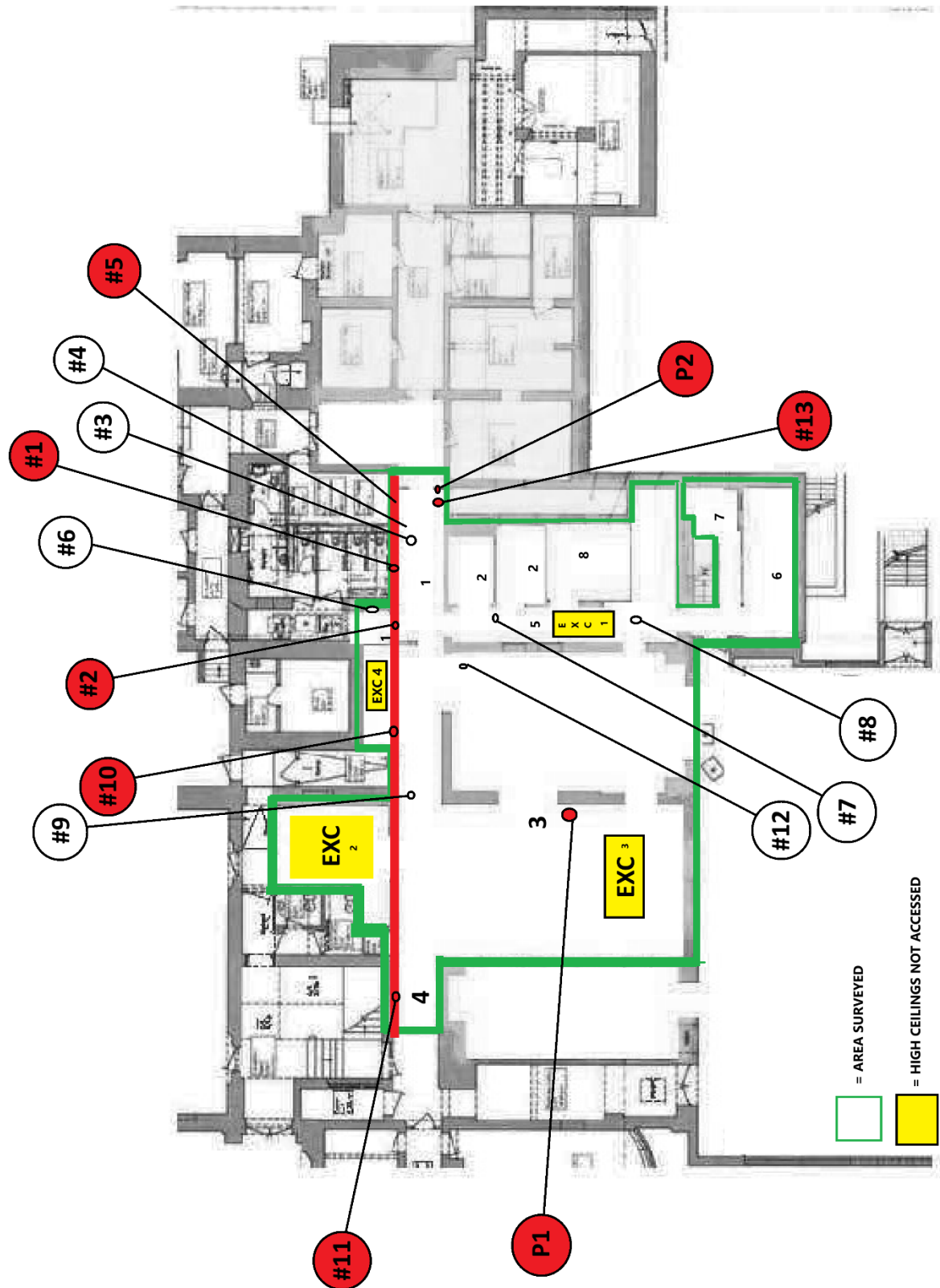
EXECUTIVE SUMMARY

3. Executive Summary – Plans

Where floor plans have not been provided by the client as requested, UL Solutions has hand drawn the plans for the purpose of this survey. It must be noted that any hand drawn plans below can not be guaranteed for accuracy.

	Asbestos identified - extent
	Area presumed based on access restriction - extent
#1	Sample
P1	Presumed ACM (based on visual inspection)
X1	Presumed ACM (based on sample cross reference)
E.g. G1	Room references displayed as plain text

EXECUTIVE SUMMARY



INTRODUCTION

4. Introduction

Site Name:	Rutherford - Worth School and Abbey
Client:	Worth School and Abbey
Lead Surveyor:	Nigel Clark
Survey Date:	04 February 2025
Report Quality Approval:	Nigel Clark
Report Approval Date:	10 February 2025

This inspection was carried out as a Refurbishment Survey as defined by HSG 264 Asbestos: The Survey Guide and UL Solutions documented in-house Standard Operating Procedures. This is an intrusive survey, undertaken to determine so far as is reasonably practicable the full extent of asbestos materials within the building or site. All areas where access is readily available (including areas accessible using hand tools and ladders) were inspected. All suspect materials were sampled in accordance with the 'Asbestos: The analysts' guide for sampling analysis and clearance procedures' HSG248, unless otherwise instructed.

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The precise scope of all areas surveyed is detailed in section 6.2.

Where possible, materials not sampled will be strongly presumed to be the same as other comparable materials sampled during the survey. This will be undertaken in the form of a reference system, where identical materials are cross-referred to the original sample, i.e.; 'As 5' refers to sample 5. If a material is not sampled and a similar product has not been sampled in the survey, the most likely asbestos type has been determined according to the consultant's experience, together with published reference tables in HSG 264 Asbestos: The Survey Guide. In all cases, where a number of scenarios are possible, the 'worst case' will be assumed.

Samples for analysis were submitted to HFS Environmental, Units 9-10, Bowes Industrial Centre, Wrotham Road, Meopham, Gravesend, Kent, DA13 0QB, who are UKAS accredited in the appropriate methodology and staffed by technicians trained and experienced in accepted procedures. The laboratory report was issued by David Davies on the 7 February 2025.

Under the guidance given in HS(G) 248, laboratories are no longer able to give guidance, on asbestos percentages of samples submitted, under their UKAS accreditation. Interpretations given by some laboratories are therefore not accredited and should be used for guidance purposes only. Any samples detailed within this report will have their asbestos type identified. Further information taken from HSG 264 Asbestos: The Survey Guide can be referenced in the standards and abbreviations section of this report.

A full Material Assessment is provided in the written report for each item found to contain asbestos, presumed or strongly presumed to contain asbestos. Also included are recommendations for possible remedial action, however it should be pointed out that these are included as useful information only, as **under the Control of Asbestos Regulations, the Duty Holder is required to carry out the full Risk Assessment**. This is because the HSE require a more detailed knowledge of each of the areas sampled and surveyed than the person undertaking this survey would be expected to have. The Duty Holder should therefore use their detailed knowledge of the premises together with the Material Assessment contained within this document to produce the full Risk Assessment and Management Plan. This applies to Refurbishment Surveys where there is a significant time delay

INTRODUCTION

before the building is to be refurbished. UL Solutions would however, be pleased to assist in this matter, as appropriate.

The investigation was carried out in a professional manner by experienced personnel. The extent of the survey was, however, bound by the limits of intrusive surveying, which precludes any major physical damage to **structural** building elements. Asbestos containing materials may be present in locations other than those considered in this report. The presence of asbestos will, therefore, be reported to the best of our ability within the constraints of these intrusive methods. Where suspected asbestos containing materials are identified within this survey (sample locations or presumed locations) it may not be possible to access or survey behind them due to potential exposure risk. Should access be required beyond these locations, please contact UL Solutions for further investigative works.

UL Solutions has made a judgement on whether the asbestos containing materials identified within this report are deemed licensable or non-licensable as defined in The Control of Asbestos Regulations, 2012. These views should be taken for guidance purposes only and it must be borne in mind that the revised regulations now take a risk-based approach when assessing whether or not Asbestos Containing Materials are considered licensable. Hence, suitable risk assessments should be undertaken prior to any removal works, with a decision made on whether the materials are considered licensable or not based on the outcome of the risk assessment. This must take into account issues such as control measures in place, the use of power tools, and techniques used for removal. This must also assess whether works are considered to be of a low intensity and sporadic exposure nature (whether control limits are likely to be exceeded).

REGULATORY REQUIREMENTS

5. Regulatory Requirements

The Control of Asbestos Regulations (2012) place a number of further requirements upon the duty holder, in addition to undertaking this survey. These include (but are not limited to) the following, which **must be undertaken**;

- **If the building is to remain in use sometime prior to refurbishment, the Duty Holder is required to carry out a full Risk Assessment, including individual management plans for each asbestos material identified (*Regulation 4*).**
- **Every employer shall prevent the exposure of his employees to asbestos so far as is reasonably practicable. (*Regulation 11*)**
- **Every employer shall prevent or, where this is not reasonably practicable, reduce to the lowest level reasonably practicable, the spread of asbestos from any place where work under his control is carried out. (*Regulation 16*)**

It is also a requirement that;

- **Every employer shall ensure that adequate information, instruction and training is given to those of his employees.... (*Regulation 10*)** - This includes asbestos awareness training for persons who are likely to disturb asbestos while carrying out their normal everyday work, or who may influence how work is carried out.

UL Solutions would be happy to offer further assistance in any of the above areas should it be required. **For guidance on the correct use of this asbestos survey, please contact UL Solutions, who can offer guidance and training.**

GENERAL DESCRIPTION

6. General Description

6.1 General Building Information

Building Name:	Worth School and Abbey
Building Address:	Paddockhurst Road, West Sussex
Building Use:	Commercial
Number of Floors:	1
Number of Basements:	0
Estimated Floor Area:	150m2 (area surveyed)
Estimated No of Occupants:	0
Estimated Age:	1800s
Building Occupancy:	Mostly vacant

6.2 Scope of Survey

6.2.1 Access Techniques

Restrictions were placed on the survey team by the client that requested a less-damaging approach to intrusive surveying (i.e. the area was to be re-occupied soon after the survey or the destructive nature of the survey was requested to be minimised).

Full access inspection was therefore undertaken as comprehensively as was reasonably practicable under these circumstances and employed less-damaging methods of intrusive access such as using borescopes and endoscopes for cavity inspection etc. Given the restrictions on the survey methods therefore, no guarantee can be given that all ACMs will have been identified during this survey. Hence, this survey is a Refurbishment Survey; if areas are to be demolished then we strongly advise full destructive access be permitted to enable a full Demolition Survey to be carried out.

We therefore advise that any suspected ACM's encountered during any subsequent refurbishment work and not discounted in Appendix 6 of this report should be treated as containing asbestos until confirmed otherwise. Furthermore, we recommend that checks be made to ensure that all Operatives employed in the refurbishment works have had full and suitable asbestos awareness training and that they are made fully aware of the limitations of the survey before any works are commenced.

6.2.2 Areas Surveyed

As determined by pre-survey discussions with the client at planning stage, this Refurbishment survey was limited to the following areas only. These areas were thoroughly sealed from the occupied areas.

Any areas not listed below are considered outside the scope of this report:

Refurbishment survey to Rutherford kitchen area following fire and smoke damage. The areas surveyed are highlighted on the floor plan in section 3. It should be noted that numerous high level ceilings were not accessed. These are detailed within section 2.

MATERIAL IDENTIFICATION

7. Material Identification

Various samples of suspect building materials were taken for subsequent laboratory testing. All testing was carried out in laboratories qualified and accredited to perform such tests, by Technicians trained and experienced in accepted procedures. The specific methods used are referenced where appropriate.

Estimates of asbestos content outside the laboratories scope of accreditation as per UKAS guidance under HS(G) 248. Further detail is however provided by UL Solutions, taken from HSG 264 Asbestos: The Survey Guide for informative purposes only, in the “Standards and Abbreviations” section of this report.

Where sampling is not practicable items have been strongly presumed or presumed and these are included in section 7.2.

7.1 Examination of Bulk Samples

Objective: To establish the presence of asbestos materials in various bulk samples.

Method: Sampling of bulk samples with subsequent examination using Polarised and Dispersion Staining Microscopy.

Results:

Sample No	Location, Description and Area	Result
1	Room 1, GF Corridor by Drinks Cupboard, Residue to Walls and Hangers, Insulation	Amosite / Chrysotile
2	Room 1, GF Corridor by Drinks Cupboard, Residue and Debris to Wall and Pipework, Insulation	Amosite
3	Room 1, GF Corridor by Drinks Cupboard, Above Mesh Plaster - Concrete, Cement	No Asbestos Detected
4	Room 1, GF Corridor by Drinks Cupboard, Ceiling and Walls Near Metal Duct, Textured Coating	No Asbestos Detected
5	Room 1, GF Corridor by Drinks Cupboard, Residue to Wall and Metal Vent, Insulation	Amosite / Chrysotile
6	Room 1, GF Corridor Lobby by Toilets, Window Surrounds, Mastic	No Asbestos Detected
7	Room 5, GF Freezer Corridor, Ceiling, Insulating Board	No Asbestos Detected
8	Room 5, GF Freezer Corridor, Ceiling, Insulating Board	No Asbestos Detected
9	Room 3, GF Large Kitchen Areas, Within Ceiling Void - Debris, Insulation	No Asbestos Detected
10	Room 3, GF Large Kitchen Areas, Wall and Hanger Residue , Insulation	Amosite
11	Room 4, GF Large Kitchen Office, Wall and Hanger Residue , Insulation	Amosite / Chrysotile
12	Room 3, GF Large Kitchen Areas, Original Ceiling Grid Supports, Insulating Board	No Asbestos Detected

MATERIAL IDENTIFICATION

Sample No	Location, Description and Area	Result
13	Room 1, GF Corridor by Drinks Cupboard, Pipe Hanger Near Drinks Store - Rope Residue, Textile	Chrysotile

MATERIAL IDENTIFICATION

7.2 Material Details

Locations of materials assessed can be seen in Section 3 – Executive Summary – Plans.

7.2.1 Room 1, GF Corridor by Drinks Cupboard, Residue to Walls and Hangers, Insulation

Item Reference	S 001	Condition	High
Extent	Small Pieces Seen To Entire Length of Wall (25m)	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	Yes
Asbestos Type	Amosite / Chrysotile		



Comments Insulation residue was seen to wall above ceiling tiles. Residue is present to old hangers and redundant pipework which runs across the entire length of corridor and leads into the kitchen office.

Recommendations We advise this material be removed.

Material Assessment Score 11 High

MATERIAL IDENTIFICATION

7.2.2 Room 1, GF Corridor by Drinks Cupboard, Residue and Debris to Wall and Pipework, Insulation

Item Reference	S 002	Condition	High
Extent	Small Pieces Seen To Entire Length of Wall (25m)	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	Yes
Asbestos Type	Amosite		



Comments Insulation residue was seen to wall above ceiling tiles. Residue is present to old hangers and redundant pipework which runs across the entire length of corridor and leads into the kitchen office.

Recommendations We advise this material be removed.

Material Assessment Score 11 High

MATERIAL IDENTIFICATION

7.2.3 Room 1, GF Corridor by Drinks Cupboard, Above Mesh Plaster - Concrete, Cement

Item Reference	S 003	Condition	Good
Extent	1m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments Taken to discount.

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.4 Room 1, GF Corridor by Drinks Cupboard, Ceiling and Walls Near Metal Duct, Textured Coating

Item Reference	S 004	Condition	Good
Extent	5m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments Taken to discount.

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.5 Room 1, GF Corridor by Drinks Cupboard, Residue to Wall and Metal Vent, Insulation

Item Reference	S 005	Condition	High
Extent	Small Pieces Seen	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	No
Asbestos Type	Amosite / Chrysotile		



Comments Insulation residue was seen to wall above ceiling tiles. Residue is present to old hangers and redundant pipework which runs across the entire length of corridor and leads into the kitchen office.

Recommendations We advise this material be removed.

Material Assessment Score 11 High

MATERIAL IDENTIFICATION

7.2.6 Room 1, GF Corridor Lobby by Toilets, Window Surrounds, Mastic

Item Reference	S 006	Condition	Good
Extent	5lm	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments Taken to discount.

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.7 Room 5, GF Freezer Corridor, Ceiling, Insulating Board

Item Reference	S 007	Condition	Good
Extent	4m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.8 Room 5, GF Freezer Corridor, Ceiling, Insulating Board

Item Reference	S 008	Condition	Good
Extent	4m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.9 Room 3, GF Large Kitchen Areas, Within Ceiling Void - Debris, Insulation

Item Reference	S 009	Condition	Good
Extent	Small	Surface Treatment	
Debris Present	Yes	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.10 Room 3, GF Large Kitchen Areas, Wall and Hanger Residue , Insulation

Item Reference	S 010	Condition	High
Extent	Small Pieces Seen To Entire Length of Wall	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	Yes
Asbestos Type	Amosite		



Comments	Insulation residue was seen to wall above ceiling tiles. Residue is present to old hangers and redundant pipework which runs across the entire length of corridor and leads into the kitchen office.		
Recommendations	We advise this material be removed.		
Material Assessment Score	11	High	

MATERIAL IDENTIFICATION

7.2.11 Room 4, GF Large Kitchen Office, Wall and Hanger Residue , Insulation

Item Reference	S 011	Condition	High
Extent	Small Pieces Seen To Entire Length of Wall	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	Yes
Asbestos Type	Amosite / Chrysotile		



Comments	Insulation residue was seen to wall above ceiling tiles. Residue is present to old hangers and redundant pipework which runs across the entire length of corridor and leads into the kitchen office.		
Recommendations	We advise this material be removed.		
Material Assessment Score	11	High	

MATERIAL IDENTIFICATION

7.2.12 Room 3, GF Large Kitchen Areas, Original Ceiling Grid Supports, Insulating Board

Item Reference	S 012	Condition	Good
Extent	12m	Surface Treatment	
Debris Present	Yes	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments Taken to discount.

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.13 Room 1, GF Corridor by Drinks Cupboard, Pipe Hanger Near Drinks Store - Rope
Residue, Textile

Item Reference	S 013	Condition	High
Extent	Small	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	No
Asbestos Type	Chrysotile		



Comments A large amount of asbestos rope was removed as part of the sample. There is still residue left on the hanger.

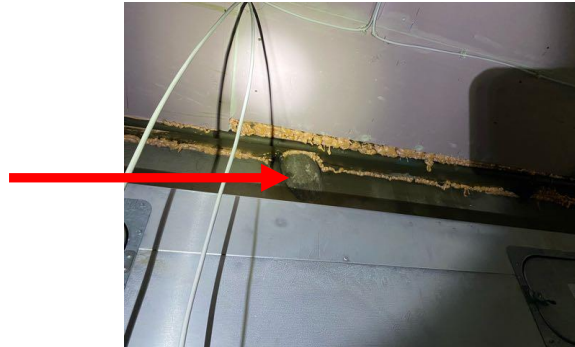
Recommendations We advise this material be removed.

Material Assessment Score 8 Medium

MATERIAL IDENTIFICATION

7.2.14 Room 3, GF Large Kitchen Areas, Above Ceiling Tiles - Large Pipe , Cement

Item Reference	P 001	Condition	Low
Extent	0.5m	Surface Treatment	Unsealed
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Presumed to contain Chrysotile		



Comments Material is too high to access safely. Presumed to be cement down pipe.

Recommendations This material can continue to be managed in situ and should be inspected annually. No specific remedial action is recommended at this time.

Material Assessment Score 6 Low

MATERIAL IDENTIFICATION

7.2.15 Room 1, GF Corridor by Drinks Cupboard, Cable Wrap Above Ceiling, Bitumen

Item Reference	P 002	Condition	Low
Extent	1m	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Presumed to contain Chrysotile		



Comments

Recommendations This material can continue to be managed in situ and should be inspected annually. No specific remedial action is recommended at this time.

Material Assessment Score 3 Very Low

MATERIAL ASSESSMENT ALGORITHMS

8. Material Assessment Algorithms

HSG 264 Asbestos: The Survey Guide calls for all samples identified as being ACMs to be subject to a Material Assessment Algorithm, in order to assess the potential for fibre release when subject to a standard disturbance. This applies to Refurbishment Surveys where there is a significant time delay before the building is to be refurbished. The factors to be considered are:

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

For each of these factors a score is allocated and the results are added together to give a result between 2 and 12. Scores are interpreted as follows:

<5: Very Low

5-6: Low

7-9: Medium

>9: High

This material assessment purely assesses the condition of the material. It identifies the materials that present a higher risk of fibre release *if disturbed*. This algorithm does not automatically mean that those materials with a higher score should be given a higher priority for remedial work. Rather, this score should be considered along with other factors involved, such as the location of the material (for example; outside, inside, in plant areas, by or in ventilation systems), its extent, occupancy and the type of activity likely to affect it. Factors affecting such activity are; for example, that it may be only accessed during major works or alternatively, occupants undertake actions which may easily disturb it during everyday activity.

MATERIAL ASSESSMENT ALGORITHMS

Under the Control of Asbestos Regulations, it is the responsibility of the Duty Holder of the premises to undertake the risk assessment once this survey and material assessment has been carried received. This is because it is believed that the Duty Holder will have a far more detailed understanding of the areas sampled than the person undertaking this survey.

8.1 Material Assessments

Item Ref	Relevant Report Section	Location/Description	A	B	C	D	Total MAS	Rating
S 001	7.2.1	Room 1, GF Corridor by Drinks Cupboard, Residue to Walls and Hangers, Insulation	3	3	3	2	11	High
S 002	7.2.2	Room 1, GF Corridor by Drinks Cupboard, Residue and Debris to Wall and Pipework, Insulation	3	3	3	2	11	High
S 005	7.2.5	Room 1, GF Corridor by Drinks Cupboard, Residue to Wall and Metal Vent, Insulation	3	3	3	2	11	High
S 010	7.2.10	Room 3, GF Large Kitchen Areas, Wall and Hanger Residue , Insulation	3	3	3	2	11	High
S 011	7.2.11	Room 4, GF Large Kitchen Office, Wall and Hanger Residue , Insulation	3	3	3	2	11	High
S 013	7.2.13	Room 1, GF Corridor by Drinks Cupboard, Pipe Hanger Near Drinks Store - Rope Residue, Textile	2	3	2	1	8	Medium
P 001	7.2.14	Room 3, GF Large Kitchen Areas, Above Ceiling Tiles - Large Pipe , Cement	1	1	3	1	6	Low
P 002	7.2.15	Room 1, GF Corridor by Drinks Cupboard, Cable Wrap Above Ceiling, Bitumen	1	1	0	1	3	Very Low

RECOMMENDATIONS

9. Recommendations

- 9.1. A Refurbishment Survey for the presence of asbestos containing materials was conducted on specific materials present within this property. Regulation 4 of the Control of Asbestos Regulations (2012) sets out the requirement for Duty Holders to manage the asbestos in their premises, where there is a significant delay prior to refurbishment. The surveys undertaken by UL Solutions represent the first step in the process of fulfilling these requirements.
- 9.2. A full Material Assessment is provided in the record for each item found to contain asbestos, presumed or strongly presumed to contain asbestos. Also included are recommendations for possible remedial action. Where UL Solutions has identified areas of overriding concern, such as widespread asbestos debris presenting immediate risk of exposure, this will be detailed in the particular sample record. It should however be understood that in general, the recommendations, materials extent information etc. provided by UL Solutions in these records are NOT definitive and are included as useful information only.
- 9.3. Before undertaking any remedial actions, such as removal, as per regulation 6 of The Control of Asbestos Regulations, 2012, a suitable and sufficient risk assessment is required prior to any works that could expose employees to asbestos. The risk assessment should take into account non-licensable work, licensable work, and NNLW (notifiable non-licensed work) as described in ACoP L143. Any licensable work or NNLW on asbestos containing materials must be notified to the HSE. We would nevertheless advise that an HSE licensed contractor be employed to undertake any work on any asbestos containing material.
- 9.4. This investigation was carried out in a professional manner by experienced personnel. The investigation was as extensive as possible, with destructive inspection techniques applied where necessary and samples taken even in normally inaccessible locations. None-the-less it should be recognised that the process of refurbishment may reveal materials which were otherwise not accessible due to structural or other constraints and of which we were unaware and prudent action should be applied accordingly.

APPENDIX 1

10. Appendix 1 - General Background Information

Asbestos is a general term covering several fibrous mineral silicates. The general properties of these materials are that they are chemically inert and are insoluble in water and other solvents. Asbestos fibres are not affected by heat or chemicals and do not conduct electricity. For these reasons, together with the resilience and strength of the fibres, asbestos has been widely used in industry for a whole range of applications.

Asbestos can be divided into two main groups, amphibole and serpentine. **Chrysotile**, or white asbestos as it is sometimes known is a serpentine asbestos, so called because the fibres are snake-like in appearance. Chrysotile is significantly different in composition and is noticeably softer and more flexible than other kinds and for this reason found widespread use and once accounted for 95% of all asbestos used worldwide. The two other commonly found forms of asbestos, **Crocidolite** (blue asbestos) and **Amosite** (brown asbestos) are known as amphiboles. The fibres are more needle-like in nature than Chrysotile. There are three other, less common forms occasionally found. These are Tremolite, Actinolite and Anthrophyllite.

Asbestos was widely used in the last century up to around the 1970s, with peak usage occurring in the 1960s and mid 1970s, with approximately 6 million tonnes of asbestos, mainly Chrysotile, being imported since 1900.

The use and importation of asbestos has been slowly phased out since the mid 1970s, with the application of sprayed asbestos ceasing in 1974. The use of asbestos-reinforced insulating boards was phased out in 1980 while the importation, use in manufacture and marketing of Amosite and Crocidolite and products containing them, and the installation of asbestos materials for thermal insulation has been prohibited in the UK since 1986. The importation and use of Chrysotile in the UK was banned in November 1999.

Asbestos becomes potentially problematic to health when it is inhaled in fibrous form. Fibres of respirable size (those that are in the size range that can be drawn directly into a person's lungs during normal breathing activity) remain embedded in the lungs and are not easily metabolised. Asbestos fibres have a much smaller diameter than other fibres commonly used in industry (<1µm for asbestos compared with 1-10µm for man-made mineral fibre wools) and are therefore more readily drawn directly down into a person's lungs. Furthermore, unlike other fibrous material used in industry which tend to break transversely, asbestos fibres break down longitudinally, into finer and finer fibres, therefore increasing the overall number of fibres present in the lungs. In the case of Chrysotile fibres however, magnesium is slowly leached from the fibres in the lung, causing eventual fibre breakdown. For this reason Chrysotile fibres are treated differently to other asbestos fibres for the purposes of establishing airborne limits and risk factors. Inhalation of all types of asbestos fibres may lead to lung fibrosis (often known as asbestosis) which is characterised by the on-set of breathlessness and cough. Exposure to respirable asbestos fibre is also associated with lung cancer, usually after a time-lag of many years and mesothelioma, a cancer of the inner lining of the chest or the abdominal wall.

APPENDIX 2

11. Appendix 2 - Standards and Abbreviations

Standards and methods used in this report are taken from the most appropriate references available. Sources quoted are often given as acronyms and their full names are given here for easy reference:

CAR:	Control of Asbestos Regulations 2012.
ACoP L143:	Approved Code of Practice L143: Work With Materials Containing Asbestos 2 nd Ed 2013
HSG 264:	Asbestos: The Survey Guide 2012
HSG 210:	Asbestos Essentials: A task manual for building, maintenance and allied trades on non-licensed asbestos work.4th Ed 2018
HSG 248:	Asbestos: The Analysts' Guide 2021
HSG 227:	A Comprehensive Guide to Managing Asbestos in Premises 2002
RIDDOR:	Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013
CDM:	Construction (Design and Management) Regulations 2015
HSWA:	Health & Safety at Work Act 1974
MHSWR:	Management of Health & Safety at Work Regulations 1999
HWR:	Hazardous Waste Regulations 2005
HSE:	Health and Safety Executive

Other common scientific abbreviations and terms are used in this report and their full forms or meanings are given below:

Presumed (to contain asbestos):	A material for which there is insufficient evidence that it is not an ACM.
Strongly presumed (to contain asbestos):	A material believed to contain asbestos, but for which laboratory analysis has not been undertaken to confirm this.
ACM	Asbestos containing material
AIB	Asbestos insulation board
TC	Textured Coating (eg Textured Paint)
MAS	Material Assessment Score
PAS	Priority Assessment Score
RAS	Risk Assessment Score
N/A:	Not Applicable

APPENDIX 2

HSG 264 Asbestos: The Survey Guide Estimated Asbestos Contents

The following estimated asbestos contents are taken from the HSE document HSG 264 Asbestos: The Survey Guide. These should be used for reference only and it should be recognised that any of the products listed may deviate from these levels due other factors such as operational use, or production.

Material	Typical Asbestos Content (as per HSG 264 Asbestos: The Survey Guide)
Loose Insulation	Up to 100% asbestos
Spray Coating	55-85% asbestos
Thermal Insulation	6-85% asbestos
Textiles/Papers/Ropes	Up to 100% asbestos
Millboard	37-97% asbestos
Insulating Board (Older and Marine Boards)	15-25% asbestos Up to 40% asbestos
Cement Profiled Sheets	10-15% asbestos
Textured Coatings	3-5% asbestos
Bitumen Products	Usually 8% asbestos
Thermoplastic Floor Tiles	Up to 25% asbestos
PVC Vinyl Floor Tiles	Up to 7% asbestos
Magnesium Oxychloride Flooring	Around 2% asbestos
Reinforced PVC	1-10% asbestos
Reinforced Plastic	1-10% asbestos
Reinforced Resin	20-50% asbestos

APPENDIX 3

12. Appendix 3 – Bulk Sample Laboratory Certificates

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CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Analysis Report No: 031078BC
Report Date: 07/02/2025
Date Samples Taken: 04/02/2025

Client Reference: P25-01885 (Urgent)
Sampled By: Customer
Date Samples Received: 06/02/2025

No of Samples: 13
Analyst Name: DD
Date of Analysis: 07/02/2025

CLIENT:	UL Solutions -
ADDRESS:	Unit 1 Ivanhoe Road Hogwood Industrial Estate Finchampstead Wokingham RG40 4QQ
SITE ADDRESS:	P25-01885

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using HFS Environmental Ltd 'in house' method of transmitted / polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.

The following are outside the scope of our UKAS Accreditation:

Quantitative fibre content (Guidance on the percentages of asbestos used in various products is available in HSG264) Sample Locations/Details supplied by the client. (HFS do not accept any responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties) Material Type/Description. Any Interpretations or Opinions expressed in this Test Report Samples are retained for not less than 6 months from date of analysis unless specifically requested otherwise. This report relates only to the samples tested. This report may not be reproduced without prior approval of the laboratory.

SAMPLE NO.	LAB REF No.	SAMPLE LOCATION & DESCRIPTION	SAMPLE TYPE	ASBESTOS FIBRE TYPES
S-01	SA0113943	Pipe	Insulation	Amosite/Chrysotile
S-02	SA0113944	Insulation residue	Insulation	Amosite
S-03	SA0113945	Concrete	Concrete	Asbestos not detected
S-04	SA0113946	Concrete	Textured Coating	Asbestos not detected
S-05	SA0113947	Vent surround	Insulation	Amosite/Chrysotile
S-06	SA0113948	Window mastic	Putty	Asbestos not detected
S-07	SA0113949	Insulating board	Insulating board	Asbestos not detected
S-08	SA0113950	Insulating board	Insulating board	Asbestos not detected
S-09	SA0113951	Insulation residue	Detritus	Asbestos not detected
S-10	SA0113952	Insulation residue	Insulation	Amosite
S-11	SA0113953	Insulation residue	Insulation	Amosite/Chrysotile
S-12	SA0113954	Insulation Board residue	Paint	Asbestos not detected
S-13	SA0113955	Hanger rope	Rope	Chrysotile
End of report				

*NADIS = No Asbestos Detected In Sample

*Three Common Asbestos Fibre Types: Crocidolite = Blue Asbestos; Amosite = Brown Asbestos; Chrysotile = White Asbestos

*Three Uncommon Asbestos Fibre Types: Actinolite; Tremolite and Anthophyllite

Authorised Signatory:



Position: Laboratory Analyst

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TSP002

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Revision:0
Date:10.10.2024

APPENDIX 4

13. Appendix 4 – Reassurance Inspection

Reassurance air tests were carried out and these confirm the area was safe for re-occupation:

APPENDIX 5

14. Appendix 5 – Areas Surveyed Data

Room/ Location	Area	Item	Material
Room 1	GF Corridor by Drinks Cupboard	Above Ceiling Tiles	Metal Mesh Plaster with Brick and Concrete Above/ Brick/ Ceramic Tile/ Modern Pipework Insulation/ Ceramic Packing/ Metal Deck
		Above Mesh Plaster - Concrete	Cement
		Cable Wrap Above Ceiling	Bitumen
		Ceiling	Modern Ceiling Tiles
		Ceiling and Walls Near Metal Duct	Textured Coating
		Doors and Finishes	Wood
		Floor	Concrete/ Modern Screed
		Pipe Hanger Near Drinks Store - Rope Residue	Textile
		Residue and Debris to Wall and Pipework	Insulation
		Residue to Wall and Metal Vent	Insulation
		Residue to Walls and Hangers	Insulation
		Walls	Brick/ Ceramic/ Plasterboard
Room 1	GF Corridor Lobby by Toilets	Ceiling	Metal Deck/ Concrete
		Doors and Finishes	Wood
		Ducting	Modern
		Floor	Concrete/ Modern Screed
		Pipework	Plastic
		Walls	Brick/ Ceramic/ Plasterboard/ Timber Panels
		Window Surrounds	Mastic
Room 2	GF Prep Areas Near Freezers	Above Fixed Ceiling	Concrete/ Brick/ Modern Fibre Board/ Timber
		Boxing	Wood
		Ceiling	Plaster / Plasterboard
		Floor	Concrete/ Modern Screed
		Walls	Brick/ Plastic Cladding/ Ceramic

APPENDIX 5

Room/ Location	Area	Item	Material
Room 3	GF Large Kitchen Areas	Above Ceiling Tiles	Metal Mesh Plaster with Brick and Concrete Above/ Brick/ Ceramic Tile/ Modern Pipework Insulation/ Ceramic Packing/ Metal Deck/ Plasterboard/ Modern Glassfibre Board Grid Packing
		Above Ceiling Tiles - Large Pipe	Cement
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Ductwork	Modern
		Floor	Concrete/ Modern Screed/ Modern Lino
		Original Ceiling Grid Supports	Insulating Board
		Sink Units	Modern
		Wall and Hanger Residue	Insulation
		Walls	Brick/ Ceramic/ Plasterboard/ Plastic Cladding
		Window Panels	Modern MMMF/ Foam Panels on Metal
		Within Ceiling Void - Debris	Insulation
Room 4	GF Large Kitchen Office	Above Ceiling Tiles	Metal Mesh Plaster with Brick and Concrete Above/ Brick
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Concrete/ Modern Screed/ Modern Lino
		Wall and Hanger Residue	Insulation
		Walls	Brick/ Ceramic/ Modern Woodfibre Board Partition
Room 5	GF Freezer Corridor	Boxing	Wood
		Ceiling	Insulating Board
		Ceiling	Insulating Board
		Doors and Finishes	Wood
		Ducting	Modern
		Floor	Concrete/ Modern Screed
		Pipework	Plastic
		Walls	Brick/ Ceramic/ Timber and Plastic Panels
		Window Surrounds and Sills	Metal/ Ceramic
		Within Freezer Void	Brick/ Concrete/ Timber/ Foam Debris/ Modern Mastic
Room 6	GF Freezers	Ceiling	Plastic Cladding/ Modern Foam/ Timber

APPENDIX 5

Room/ Location	Area	Item	Material
		Floor	Concrete/ Modern Screed/ Ceramic
		Walls	Brick/ Plastic Cladding/ Ceramic/ Modern Foam
Room 7	GF Staircase Lobby by Freezers	Ceiling	Plasterboard/ Concrete and Timber Above
		Doors and Finishes	Wood
		Floor	Concrete/ Modern Screed
		Pipework Insulation	Modern
		Walls	Brick/ Plastic Cladding/ Concrete Stairs
Room 8	GF Freezers	Ceiling	Plastic Cladding/ Modern Foam/ Polystyrene/ Timber/ Concrete Above
		Floor	Concrete/ Modern Screed/ Ceramic
		Walls	Brick/ Plastic Cladding/ Ceramic/ Modern Foam