

This is a live report, please ensure you read the disclaimer before relying on this information.



Asbestos Report

Cambridgeshire County Council

Prepared For

Cambridgeshire County Council

Property (340)

Crowtree Farm

Site Address

Straight Drove

Farcet Fen Peterborough
Cambs
PE7 3DL



Survey Programme

All available data

Survey Date(s)

21/07/2003 - 08/03/2013

Survey Type(s)

2 - Sampling Survey,
MAN - Management Surveys (New Guidance)

Surveyed By

Dan Webster - Ensaf Consultants Ltd,
Hallas - Asbestos Company

Report Date

23/11/2020

Report No

Live Report

Reviewed By

sarah goodier

Signature

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1. DISCLAIMER

GENERAL LIMITATIONS ENCOUNTERED DURING THE SURVEY

Whilst inspections were being carried out, the following limitations were encountered giving rise to the specific exclusions noted below. Overall, this report has been limited to those areas that were made available for inspection, and the work has been undertaken on the basis that all relevant information was made available by the client.

Due to the no access issues encountered on site and those inherent to a non-destructive survey, asbestos containing materials (ACM) should be presumed present in all such areas until proven otherwise.

The building was occupied during the survey and this may affect the accessibility to some locations (e.g. within a suspended ceiling void in a busy office) or restricted the sampling of some materials for health and safety reasons. Specific restricted access issues will be noted in 'Areas of No Access'.

Where voids have been created behind solid materials such as plaster board or floor boarding and where access to such voids would have necessitated damaging the building and/or its decoration such areas were accordingly considered outside the scope of this type of survey. Confined spaces found on the site were not accessed due to health and safety implications in such areas.

Where samples have been taken for analysis, no further inspection was carried out beyond this suspect material at the time of the survey. This is in order to fulfil our obligations to the Control of Asbestos at Work Regulations (CAWR).

Sampling has been undertaken of textured finishes (such as artex); in some instances the results of these samples vary from location to location. Where asbestos is identified in these materials then all such materials should be presumed to contain asbestos until site specific localised sampling is undertaken to establish if asbestos is present in the proposed works location.

The survey has been carried out using stepladders to access materials that are generally beyond the reach of the surveyor. Accordingly, the survey is typically restricted to elements that are less than 4 metres in height as specialist access equipment (e.g. platform) is generally required for high level access (e.g. roofs and soffits, rainwater goods, flue cowl)

Applied plaster finishes found within the property may conceal some asbestos materials (e.g. infill panels). Gaining access through plaster would have resulted in damage to the building and its decoration and was not carried out during the survey.

Where suspect materials have been identified but the taking of a representative sample or gaining access to carry out controlled sampling would compromise the integrity or function of the material, then sampling would not have been undertaken (e.g. roofing felts, skylight seals, electrical flash-guards).



Sealed in-situ panels such as those that are well painted or covered or those with irregular fixings were not removed as part of the inspection due to causation of decorative damage. The internal cores of all doors and fire doors have not been inspected due to causing excessive damage

Damp courses and other materials such as asbestos felts, bitumen sink pads and floor tile adhesive have not been sampled during this survey. All these material types should be presumed to contain asbestos until proven otherwise. Mastics, plugging materials and fillers have not been sampled during the course of the survey. All these material types should be presumed to contain asbestos until proven otherwise.



2. ASBESTOS REGISTER

* Key: ACM - Asbestos Containing Material, NAD - No Asbestos Detected (Within Survey Scope), NADIS - No Asbestos Detected (In Sample)

PRO - Product Type , ASB - Asbestos Type, DAM - Damage, SUR - Surface Treatment

Asbestos Register

Code	Type	Building	Locations	Location Description	ACM	Sample	Product Type	Asbestos Type	Overall Risk		
ASB04024	2	2001213 - Farm Building	1 / 1001 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 1001	NAD						
ASB04017	2	2001213 - Farm Building	G / 0001 - Unknown	Ceiling - Artex (Material:Artex) Loc: 0001	NADIS	340/S1/10					
ASB04019	2	2001213 - Farm Building	G / 0002 - Unknown	Ceiling - Artex (Material:Artex) Loc: 0002	NAD						
ASB04020	2	2001213 - Farm Building	G / 0003 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0003	NAD						
ASB04021	2	2001213 - Farm Building	G / 0004 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0004	NAD						
ASB04022	2	2001213 - Farm Building	G / 0007 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0007	NAD						
ASB04018	2	2001213 - Farm Building	G / 0008 - Unknown	Ceiling - Artex (Material:Artex) Loc: 0008	NADIS	340/S1/11					
ASB04023	2	2001213 - Farm Building	G / 0009 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0009	NAD						
ASB04016	MAN	340B1 - Barn 1		Roof - Barn 1 - Roof sheets (Material:Cement) Loc: 340B1	Known	340/S1/01	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Very Low	
ASB04025	MAN	340B2 - Barn 2		Wall and roof - Barn 2 - Wall and roof sheets (Material:Cement) Loc: 340B2	Known	340/S1/02	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Very Low	



Asbestos Register

Code	Type	Building	Locations	Location Description	ACM	Sample	Product Type	Asbestos Type	Overall Risk		
ASB04033	2	340B2 - Barn 2		Roof - (Material:) Loc: 340B2	No Access						
ASB04026	MAN	340B3 - Barn 3		Roof - Barn 3 - Roof sheets (Material:Cement) Loc: 340B3	Known	340/S1/03	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Very Low	
ASB04027	2	340B4 - Barn 4		Roof - Barn 4 - Roof tiles (Material:Cement) Loc: 340B4	NADIS	340/S1/04					
ASB04028	MAN	340B5 - Barn 5		Roof - Barn 5 - Roof sheets (Material:Cement) Loc: 340B5	Known	340/S1/05	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Very Low	
ASB04029	MAN	340B6 - Barn 6		Wall and roof - Barn 6 - Wall and roof sheets (Material:Cement) Loc: 340B6	Known	340/S1/06	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Very Low	
ASB04030	MAN	340B7 - Barn 7		Wall and roof - Barn 7- Wall and roof sheets (Material:Cement) Loc: 340B7	Known	340/S1/07	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Very Low	
ASB04031	2	340B7 - Barn 7		Services - Barn 7 - Water goods (Material:Cement) Loc: 340B7	NADIS	340/S1/08					
ASB04032	MAN	340B8 - Barn 8		Wall and roof - Barn 8 - Wall and roof sheets (Material:Cement) Loc: 340B8	Known	340/S1/09	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Crocidolite (amphibole - blue asbestos)	7	Very Low	



3. RECOMMENDED REMEDIAL ACTIONS

This section lists recommended remedial actions to reduce the asbestos risk. In some cases, a priority and complete by date are given. Where costs are given, these are for indication only.

Action Plan

Code	Location	Complete		Risk	Priority	
Establish monitoring regime (inspection and reassurance)						
ASB04016	340B1 - Barn 1 -			Very Low	D - 2-5 years	
ASB04025	340B2 - Barn 2 -			Very Low	D - 2-5 years	
ASB04026	340B3 - Barn 3 -			Very Low	D - 2-5 years	
ASB04028	340B5 - Barn 5 -			Very Low	D - 2-5 years	
ASB04029	340B6 - Barn 6 -			Very Low	D - 2-5 years	
ASB04030	340B7 - Barn 7 -			Very Low	D - 2-5 years	
ASB04032	340B8 - Barn 8 -			Very Low	D - 2-5 years	



4. ASBESTOS REGISTER DETAIL

The following pages show the full detail for each asbestos inspection throughout the buildings and site areas. Included are: the location, full risk assessment breakdown, photographs, and any recommended actions. Only Known, Presumed and Strongly Presumed inspections will be shown.

Material Risk

Score	Product Type
0	Not Identified
1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
2	Asbestos insulating board, mill boards, 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

Score	Extent of Damage
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

Score	Surface treatment
0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
3	Unsealed laggings and sprays

Score	Asbestos Type
0	Not identified
1	Chrysotile (white asbestos)
2	Amosite (amphibole - brown asbestos) excluding Crocidolite
3	Crocidolite (amphibole - blue asbestos)



Priority Risk

Score	Primary/Secondary Activities
0	Rare disturbance activities (Store Room, Risers, Attics, Boiler Room)
1	Low disturbance activities (Offices, ICT, Library, WC's)
2	Periodic disturbance activities (Classrooms, Labs, Hall, Refectory or areas where ACM contact is possible)
3	High disturbance activities (Corridor, Gym, Playground, eg fire door in corridor in constant use)

Score	Location	Score	Accessibility	Score	Amount
0	Outdoors	0	Inaccessible or unlikely to be disturbed.	0	Small amounts or items (e.g. strings, gaskets)
1	Large rooms or well ventilated areas	1	Occasionally Disturbed	1	10m2 or less, or 10m or less pipe run
2	Rooms smaller than 100m2	2	Easily Disturbed	2	Between 10 and 50m2 or between 10 and 50m pipe run
3	Confined Spaces	3	Routinely Disturbed	3	50m2 or more, or 50m or more pipe run

Score	Number Of Occupants	Score	Frequency of Use	Score	Average Time in Use
0	Never Occupied	0	Never Occupied or infrequently	0	Never Occupied or less than 1 hour per day
1	Between 1 and 3 Occupants	1	Occupied on a monthly basis	1	Between 1 and 3 hours per day
2	Between 4 and 10 Occupants	2	Occupied on a weekly basis	2	Between 3 and 6 hours per day
3	10 or more Occupants	3	Occupied on a daily basis	3	More than 6 hours per day

Score	Maintenance Type	Score	Maintenance Frequency
0	Minor disturbance (e.g. possibility of contact when gaining access)	0	No maintenance or ACM unlikely to be disturbed
1	Low disturbance (e.g. changing light bulbs in AIB ceiling))	1	Once per year
2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles)	2	More than once per year
3	High disturbance levels (e.g. removing many AIB ceiling tiles)	3	More than once per month



ASB04016

340/S1/01

Known ACM

Survey Type: MAN

Building 340B1 - Barn 1

Area

Survey Date 08/03/2013

Survey Programme Management Asbestos Survey

Surveyor Ensaf Consultants Ltd - Dan Webster

Element Roofs - Structure

Description Roof - Barn 1 - Roof sheets (Material:Cement) Loc: 340B1

Risk Assessment	Very Low	5	
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Material Assessment	Very Low	4	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment	Very Low	1	
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
0	0	0	1	0	0	0	0	0	0

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		D - 2-5 years

ASB04025

340/S1/02

Known ACM

Survey Type: MAN

Building 340B2 - Barn 2

Area

Survey Date 08/03/2013

Survey Programme Management Asbestos Survey

Surveyor Ensaf Consultants Ltd - Dan Webster

Element Walls (General) - Walls (General)

Description Wall and roof - Barn 2 - Wall and roof sheets (Material:Cement) Loc: 340B2

Risk Assessment	Very Low	5	
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Material Assessment	Very Low	4	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment	Very Low	1	
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
0	0	0	3	0	0	0	0	0	0

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		D - 2-5 years



ASB04026 340/S1/03 Known ACM Survey Type: MAN

Building 340B3 - Barn 3
Area
Survey Date 08/03/2013
Survey Programme Management Asbestos Survey
Surveyor Ensaf Consultants Ltd - Dan Webster
Element Roofs - Structure
Description Roof - Barn 3 - Roof sheets (Material:Cement) Loc: 340B3

Risk Assessment	Very Low	5	
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Material Assessment	Very Low	4	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment	Very Low	1	
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
0	0	0	1	0	0	0	0	0	0

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		D - 2-5 years

ASB04028 340/S1/05 Known ACM Survey Type: MAN

Building 340B5 - Barn 5
Area
Survey Date 08/03/2013
Survey Programme Management Asbestos Survey
Surveyor Ensaf Consultants Ltd - Dan Webster
Element Roofs - Structure
Description Roof - Barn 5 - Roof sheets (Material:Cement) Loc: 340B5

Risk Assessment	Very Low	5	
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Material Assessment	Very Low	4	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment	Very Low	1	
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
0	0	0	1	0	0	0	0	0	0

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		D - 2-5 years



ASB04029 **340/S1/06** **Known ACM** **Survey Type: MAN**

Building 340B6 - Barn 6
Area
Survey Date 08/03/2013
Survey Programme Management Asbestos Survey
Surveyor Ensaf Consultants Ltd - Dan Webster
Element Walls (General) - Walls (General)
Description Wall and roof - Barn 6 - Wall and roof sheets
 (Material:Cement) Loc: 340B6

Risk Assessment

Very Low

5



Material Assessment Very Low 4

Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment Very Low 1

Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
0	0	0	1	0	0	0	0	0	0

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		D - 2-5 years

ASB04030 **340/S1/07** **Known ACM** **Survey Type: MAN**

Building 340B7 - Barn 7
Area
Survey Date 08/03/2013
Survey Programme Management Asbestos Survey
Surveyor Ensaf Consultants Ltd - Dan Webster
Element Walls (General) - Walls (General)
Description Wall and roof - Barn 7 - Wall and roof sheets
 (Material:Cement) Loc: 340B7

Risk Assessment

Very Low

5



Material Assessment Very Low 4

Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment Very Low 1

Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
0	0	0	1	0	0	0	0	0	0

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		D - 2-5 years



ASB04032

340/S1/09

Known ACM

Survey Type: MAN

Building Area 340B8 - Barn 8
Survey Date 08/03/2013
Survey Programme Management Asbestos Survey
Surveyor Ensaf Consultants Ltd - Dan Webster
Element Walls (General) - Walls (General)
Description Wall and roof - Barn 8 - Wall and roof sheets
 (Material:Cement) Loc: 340B8

Risk Assessment

Very Low

7



Material Assessment

Low

6



Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	3

Priority Assessment

Very Low

1

Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
0	0	0	1	0	0	0	0	0	0

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		D - 2-5 years

