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Cambridge
CB1 2GA

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Your ref:

Our ref: J0080820/SWB

Construction (Design and Management) Regulations 2015

Pre-Construction Information Pack

For works at:

Maltmas Farm, Maltmas Drove, Friday Bridge, Wisbech, PE14 0HS

On behalf of:

Cambridgeshire County Council



Dated:

June 2024

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Appended: Asbestos Survey

1. PRE-CONSTRUCTION INFORMATION		
1.1	Project description including nature of construction activities:	Proposed general refurbishment works including the following: <ul style="list-style-type: none"> - General refurbishment. - New kitchen, bathroom, and shower room installations. - Mechanical & Electrical installation / alteration works, including a new heating system. - New finishes - General repairs.
1.2	Is the project notifiable? Attach F10 details if applicable:	The project is not considered to be notifiable.
1.3	Client name:	Cambridgeshire County Council Contact: Sarah Goodier: Estates Manager – Rural Estate
1.4	Client address:	New Shire Hall, Emery Crescent, Alconbury Weald, ALC 2633, PE28 4YE
1.5	Client telephone:	T: <u>All queries to Principal Designer.</u>
1.6	Principal Designer (PD):	Carter Jonas LLP Contact: Stephen Brooks MCIAT AssocRICS
1.6.1	PD address:	One Station Square Cambridge CB1 2GA
1.6.2	PD office telephone:	01223 368771
1.6.3	PD mobile:	07774 161675
1.7	Principal Contractor (PC):	TBC
1.8	Planned start and completion dates:	The start date is to be agreed. The completion date is to be agreed.
1.9	Programme of works:	Programme of works to be completed by the Contractor.
1.10	Anticipated time of award of contract:	2 - 3 weeks.
1.11	Time allowed for Principal Contractor to prepare the Construction Phase Plan:	At least 2 weeks.
1.12	Time Principal Contractor allowed to mobilise before start on site:	At least 2 weeks.

1.13	Phased sections of works and any interim completion dates:	As above.
1.14	Will the structure be used as a workplace? Workplace (Health, Safety & Welfare) Regulations 1992:	No.
1.15	Details of other significant designers:	
1.15.1	Designer:	Carter Jonas LLP
1.15.2	Mechanical and Electrical Engineer:	N/A
1.15.3	Planning Architects:	N/A
1.15.4	Structural Engineer:	N/A
1.15.5	Concept Architects:	N/A
1.15.6	Landscape Architects:	N/A
1.15.7	Arboriculturalist:	N/A
1.16	Details of person who will provide client's site supervision:	Contract Administrator- (Carter Jonas LLP) a) Stephen Brooks MCIAT AssocRICS
1.17	List and location of existing records and plans, and any existing Health and Safety file(s):	Not available.
1.18	Historic maps, records or plans:	Not available.
1.19	Form of Contract to be used:	JCT Minor Works Contract with Contractor's Design 2016

2. CLIENT'S CONSIDERATIONS & MANAGEMENT REQUIREMENTS		
2.1	Details of the structure & organisation of the Client's team for the project:	<p>On all occasions take instruction from Carter Jonas to ensure the correct Employer representative is kept informed.</p> <p>Carter Jonas LLP are the Contract Administrator/ Lead Consultant and will be responsible for all contract instructions and control all design changes.</p>
2.2	Minimum requirement of the Principal Contractor's Health and Safety structure and organisation expected during the project:	<p>Contractor to provide details of Company Health & Safety Policy, Person responsible for H&S within company. Site training records. Details of any accidents, enforcements, prosecutions, or incidents awaiting trial / further investigations that relate to Health & Safety. Contractor to advise if details held on Constructionline.</p>
2.3	Safety goals/ targets for the project:	<ul style="list-style-type: none"> - Safety inductions before site working commences. - Daily Health and Safety Inspections, recording and display of results. - Regular submission of near-miss forms. - Weekly publication or display of safety information and/or records. - Sickness and any injuries on site.
2.4	Minimum review periods for monitoring and review:	<p>Fortnightly or others as required and at the end of the contract.</p>
2.5	Requirements for Permit to Work procedures or authorisation requirements:	<p>Principal Contractor to be responsible for the issue and control of all Permits to Work. Records of all Permits to be kept on site during the works.</p> <ul style="list-style-type: none"> - Required for all hot works.
2.6	Security of the site:	<p>The Principal Contractor will be responsible for site security. The security of the work area, including all materials will be the sole responsibility of the Principal Contractor. The premises are to be left in a safe condition at the end of each working day and secured at nights/weekends. All necessary lighting and signage to be provided to ensure safety. Temporary roadways and paths to be kept clean and in good condition throughout the contract.</p>
2.7	Activities on or adjacent to the site during the works:	<p>Adjacent agricultural activities, including the movement of farm vehicles.</p>

<p>2.8</p>	<p>Method statements where specific approval or advance notice is required (not for approval purposes):</p>	<p>The Principal Contractor is to ensure that these are clearly considered by direct reference to the Designer’s Risk Assessment. In addition to the requirements within the Designers Specification/ Schedule of Works documents, Risk Assessments and Method Statements are required for the following:</p> <ul style="list-style-type: none"> - Working at height including fall-safe systems for temporary use during works - Temporary works including ensuring structural support/stability to buildings during partial demolition before reconstruction. - Removal and disposal of materials from the site. - Emergency escape in case of fire and liaison with adjacent occupied buildings. - Lifting materials. - Permit to Work systems and controls. - Demolition works including recycling materials, disposal, and safe working. - Removal of asbestos containing materials and associated items. - Working around existing site occupants - Site security and out of hours security. Ensuring minimal contact with other site occupiers. - Site set up, toilets, rest room, offices, meeting room and Welfare provisions. - Site storage and materials handling. - Wet weather working - Site induction and ongoing communication. <p>All Method Statements to be specific not generic.</p>
<p>2.9</p>	<p>Details that will affect any ongoing design of any structure to be used as a workplace:</p>	<p>Design compliance and standards as set out in the Specification/ Schedule of Works prepared by Carter Jonas LLP.</p>
<p>2.10</p>	<p>Client site rules to be incorporated into the Principal Contractor’s site rules:</p>	<p>As set out in the specification preliminaries and the Specification/ Schedule of Works prepared by Carter Jonas LLP. Contractor to be advised if any additional requirements arise.</p>
<p>2.11</p>	<p>Site hoarding requirements:</p>	<p>Refer to the specification preliminaries and the Specification/ Schedule of Works. Generally, the site working area is to be enclosed by Heras type fencing, as appropriate.</p>

2.12	Special access arrangements of adjacent premises:	Refer to CA on a case-by-case basis.
2.13	Site transport, deliveries, loading, unloading, waiting arrangements or vehicle movement restrictions including delivery time restrictions:	Construction access: Comply with any load restrictions, restrictions as to use, security, types of vehicles, etc. imposed by the Local Authority/ Highways Agency and which may limit access to the site. Also refer to the Specification/ Schedule of Works preliminaries.
2.14	Client permit to works systems:	Contractor to arrange permit to work system in strict accordance with Health & Safety legislation and be fully responsible for recording, monitoring and supervising any permits issued.
2.15	Fire precautions:	Principal Contractor to be responsible and comply with Contract Insurance requirements. Fire Plan to be agreed with and implemented between Contractor and Carter Jonas. Provision of Fire extinguishers etc. as required by Insurers. Fire extinguishers to have current test certificates. The Principal Contractor to operate a “signing in and out book” to ensure that any site visitors are accounted for in an emergency.
2.16	Emergency procedures and means of escape:	Principal Contractor to be responsible and comply with Insurance requirements. Fire Plan to be discussed with the CA to ensure that all parties are aware of their responsibilities. Fire exits are to remain functioning throughout the works as appropriate.
2.17	Positive pressure or ventilation requirements:	Generally, not required. Refer to Specification/ Schedule of Works.
2.18	Restrictions on hours of working by the client:	Hours as advised within contract and by agreement with CA. Out of hours works, if required, to complete some operations only after liaison with the Contract Administrator.
2.19	Access restrictions:	All areas other than the site access road and the site area. Access into other areas adjacent to the site is not allowed.
2.20	Smoking and parking restrictions:	No smoking on site.
2.21	Areas client has defined as ‘confined spaces’:	No areas defined. Observe contractor’s procedures in loft spaces.
2.22	Site requirements from statutory bodies or adjacent owners:	See particulars in the Specification/ Schedule of Works produced by Carter Jonas LLP.

2.23	Restrictions on noise, vibration and other environmental nuisances:	Comply with all statutory legislation.
2.24	Site access and egress:	<p>Construction access: The property is approximately 1.25km south-west down Maltmas Drove on the left-hand side. Parking is to the front and right-hand side of the property.</p> <p>The Contractor is to complete the relevant Risk Assessments and liaise closely with the client regarding access.</p>
2.25	Storage and unloading arrangements, restrictions and areas/ compounds:	Must be within the boundary enclosure of the property.
2.26	Site offices, contractors and engineer/ supervisors, including parking:	Contractor to provide details of requirements within tender return for discussion and agreement with Contract Administrator.
2.27	Details of welfare facilities, services or connections available for the Principal Contractor's use and any associated restrictions or requirements:	The contractor is to provide their own welfare facilities, including a Portaloo.
2.28	Site boundaries, restrictions and issues	Contractors to remain within site working area.
2.29	Arrangements for liaison between client and Stakeholder parties:	Through Contract Administrator.
2.30	Site specific rules:	<ul style="list-style-type: none"> - All drops to be securely fenced or otherwise protected. - Warning signage to be use around site as necessary. - Access platforms and scaffolding to be securely tied, stable and of sound construction with all relevant safeguards in place. Scaffolding access to be secured at the end of each working day. - The site is to be kept clean and free from rubbish, debris, and spillages. - Accidents and dangerous occurrences to be recorded by the main contractor in a site accident book which is obtainable from HSE. - PPE is to be worn as required by the law. - Site traffic (deliveries) is to be controlled and supervised to prevent injury. - Use of radios is not allowed. - Burning of materials is not allowed on site unless agreed with the client.

		<ul style="list-style-type: none"> - No alcohol or drugs are allowed on site, other than medically prescribed drugs. - Authorised personnel only to be admitted on site. - Debris to be removed from site as the work progresses. - Warning signage and barriers to be provided to any temporary works.
2.31	Emergency procedures:	Arrangements for dealing with and minimising the effects of injuries, fire and other dangerous occurrences must be in place and a policy document available to all workers on site.
2.32	Adjacent land not to be used without specific permission:	No access or storage or use of adjacent land without prior written permission.
2.33	Hot working:	No Hot Working allowed, unless agreed in advance with the CA, and Hot Work Permits issued and all matters arising carried out in strict accordance with requirements of permits. Contractor to issue and control.
2.34	Additional information:	Principal Contractor to provide correct induction and training of all directly employed staff (and sub-contractors), including first aiders, on the Health & Safety procedures on site. The Principal Contractor will be held liable if this induction training is not carried out and enforced on site, by their appointed workforce.
2.35	Client details- The principal contractor will be required to provide additional details for site inspection on the following:	<ul style="list-style-type: none"> - Correct induction training of all directly employed staff (and sub-contractors), including first aiders, on the Health and Safety procedures on site. The Principal Contractor will be held liable if this induction training is not carried out and enforced on site, by his appointed workforce. - Site security - Operatives' qualifications- details required. - Permits to work- Details required. - Accident reporting- Details required. - Equipment and small tools. - PPE

2.36	Local Hospitals:	<ul style="list-style-type: none"><li data-bbox="901 271 1437 501">- The Quenn Elizabeth Hospital, Gayton Road, King's Lynn, Norfolk, PE30 4ET 15.9 miles. A&E: 24hr. Tel: 01553 613613. <li data-bbox="901 562 1482 792">- Peterborough City Hospital, Edith Cavell Campus, Bretton Gate, Bretton, Peterborough, Cambridgeshire, PE3 9GZ 18.2 miles. A&E: 24hr. Tel: 01733 678000. <p data-bbox="951 853 1289 882">In an emergency call 999.</p>
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3. ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS		
3.1	Boundaries and access, including temporary access:	Note the boundaries with adjoining owners and farming uses.
3.2	Traffic conditions on site including pedestrian routes:	See 2.24 above.
3.3	Traffic systems and restrictions, narrow roads, low or restricted bridges, weak structures, and weight restrictions, waiting and delivery times:	See 2.24 above.
3.4	Land use adjacent to the site (dangerous buildings, industrial processes, sensitive structures, shops, hospitals, public buildings etc.) including historical uses where relevant:	The property is just north of and is adjacent to working farm areas. The contractor is to ensure that access for other vehicles is always maintained.
3.5	Locations and status of existing overhead and buried services and utilities (water, electricity, gas. Pumping mains, pressure systems etc.):	Before starting on site note any high-level incoming phone and power lines.
3.6	Ground conditions including existing ground, conditions of structures and any potential instability from excavations, mine workings and buried structures:	Not known.
3.7	Site investigation reports giving condition of structures (including buildings) and ground conditions:	Nothing available.
3.8	Information on underground conditions, ground contamination and the ground water regime:	None known.
3.9	Relevant information regarding weather conditions:	N/A
3.10	Information regarding tides, streams and rivers: water levels (particularly if they vary significantly), rates of flow, dry water courses (look out for watercourses that may be dry most of the time):	Nothing noted.
3.11	The potential for ground instability arising from movement on adjacent land or property:	None known.
3.12	History of trespass or vandalism or violence:	None known.
3.13	Issues arising from the existing structure(s):	None known.
3.14	Fragile materials:	None applicable.
3.15	Fire damage:	None known.
3.16	Post tensioned reinforced concrete:	None known.

3.17	Load bearing walls or elements and structural ties:	Refer to project drawings and Specification/ Schedule of Works
3.18	Structural instability:	None known.
3.19	Voids, spalling and trapped substances or liquids:	None known.
3.20	Previous structural modifications, including weakening or strengthening of the structure:	No information available.
3.21	Any difficulties relating to plan and equipment in the premises (such as overhead gantries restricting height):	None known.
3.22	Anchorage points for fall arrest systems:	None.
3.23	Any safety hazards or issues arising from the client's or other occupier's activities:	None known.
3.24	Health Hazards:	
3.24.1	Asbestos:	Refer to the Asbestos Report attached. Only those sections relating to the house are applicable.
3.24.2	Existing storage or presence of materials hazardous to health:	None known.
3.24.3	Presence and location of contaminated land	Not known.
3.24.4	Hazardous materials within or forming part of the existing structure(s):	Refer to the Asbestos Report attached. Only those sections relating to the house are applicable.
3.24.5	Rot, dust, decay etc:	Nothing of significance known.
3.25	Vermin:	The presence of vermin is likely in and around the property particularly if working on drains.
3.26	Any health risks or issues arising from Client (or other occupier) activities:	None known.
3.27	Residual Health and Safety hazards arising from the nature of previous use (of structure, land, buildings etc.):	Contractor to be aware of the following (non-exhaustive list): <ul style="list-style-type: none"> - Black spot moulds and spores - Dry rot - Wet rot - Dust from debris (Farmer's lung) - Unventilated spaces that should be well ventilated before entry. - Vermin and droppings/ urine from rodents, bird droppings.

4. DESIGN RISKS		
4.1	Design principles and design assumptions for the structure(s) where the knowledge of these principles or assumptions is necessary for the safety of those who will work on or in the structure:	An Asbestos Survey, as attached, has been undertaken at the property. However, if during the works any material is uncovered which the Contractor suspects is asbestos, cease work immediately to that area and inform the Contract Administrator (CA).
4.2	Suggested possible work sequences for assembly:	At Contractors discretion but to the approval of the CA and Principal Designer.
4.3	Arrangements for the co-operations and co-ordination of on-going design work and handling design changes:	Close liaison with CA and Principal Designer always required. Fortnightly meetings minimum.
4.4	Information on significant (including unusual or difficult-to-manage) Health & Safety risks identified during design that have not been possible to eliminate by design:	None known.
4.5	Use of materials or substances with associated significant Health & Safety risks requiring particular precautions:	No materials expected to be used that will require precautions other than complying with manufacturers specific COSHH requirements.
4.6	Specific risks or difficult-to-manage issues inherent in the design where the tenderer (or the Contractor) will be required to state how they will avoid or control them:	None known.
4.7	Weights of unusual or significant elements intended (or likely) to be lifted into position:	Nothing to note.

5. THE HEALTH AND SAFETY FILE

The Principal Contractor is to liaise with the Principal Designer and all other parties to compile an appropriate Health & Safety File to include all design information and materials found or used during the course of the demolition works.

The Health and Safety file should include information about all of the following topics, where these may be relevant to the health and safety of any future construction works. The level of detail should be proportionate to the risks likely to be involved in such works.

5.1	A brief description of the works carried out and completed:	
5.2	Residual hazards and how they have been dealt with (for example, surveys or other information such as buried services):	
5.3	Key structural principles incorporated in the design of the structure (i.e. bracing, sources of substantial stored energy – including pre- or post-tensioned members) and safe working loads for floors and / or roofs, particulate where these may preclude placing scaffold or heavy machinery there:	
5.4	Any hazards associated with the material used (for example, hazardous substances, lead paint, special coatings that could be burnt off):	
5.5	Information regarding the removal or dismantling of installed plant and equipment (such as lifting arrangements):	
5.6	Health and safety information about the equipment provided for cleaning or maintaining the structure:	
5.7	The nature, location and marking of significant services, including firefighting equipment:	
5.8	Information and if available as-built drawings of the structure, its plant and equipment (i.e. the means of safe access to and from service voids, fire doors and compartments):	
5.9	List of sub-contractors used and their contact details:	
5.10	Completed commissioning certificates:	

Typical information would include: Refer to the Specification/ Schedule of Work preliminaries.

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 (306)

Maltmas Farm

Site Address

Fridaybridge

Wisbech
Cams
PE14 0HS



Survey Programme

All available data

Survey Date(s)

04/06/2003 - 02/12/2021

Survey Type(s)

2 - Sampling Survey,
RI - Re-inspections

Surveyed By

Hallas - Asbestos Company,
Matthew Townsend - Acorn Analytical Services

Report Date

19/04/2024

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 cowls)

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		
ASB03919	RI	2000602 - Farm Building		Roof - Soffits (Material:Insulation Board/Panel) Loc: External Presumed to still be present beneath uPVC soffits.	Known	306/S1/07	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	Amosite (amphibole - brown asbestos) excluding Crocidolite	6	Low	
ASB03920	RI	2000602 - Farm Building		Wall and roof - Wall and roof (Material:Cement) Loc: External Areas of broken cladding sheets and flashings causing associated debris to the floor.	Known	306/S1/08	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Low	
ASB03910	RI	2000602 - Farm Building	/ 0001 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0001	Known		Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	3	Very Low	
ASB03912	RI	2000602 - Farm Building	1 / 1001 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 1001	Known		Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	3	Very Low	







Asbestos Register

Code	Type	Building	Locations	Location Description	ACM	Sample	Product Type	Asbestos Type	Overall Risk		
ASB03917	RI	2000602 - Farm Building	1 / 1002 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 1002	Known	306/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)	3	Very Low	
ASB03918	RI	2000602 - Farm Building	1 / 1003 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 1003	Known	306/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)	3	Very Low	
ASB03913	RI	2000602 - Farm Building	1 / 1004 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 1004	Known		Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	3	Very Low	
ASB03921	RI	2000602 - Farm Building	1 / 1005 - Unknown	Ceiling - (Material:) Loc: 1005	No Access						
ASB03906	RI	2000602 - Farm Building	G / 0001 - Unknown	Services - Shires cistern (Material:Eternite) Loc: 0001 Item has been replaced with a ceramic cistern.	Removed	306/S1/01					
ASB03914	RI	2000602 - Farm Building	G / 0002 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0002	Known	306/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)	3	Very Low	
ASB03911	RI	2000602 - Farm Building	G / 0003 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0003	Known		Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	3	Very Low	




Asbestos Register

Code	Type	Building	Locations	Location Description	ACM	Sample	Product Type	Asbestos Type	Overall Risk		
ASB03915	RI	2000602 - Farm Building	G / 0004 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0004	Known	306/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)	3	Very Low	
ASB03916	2	2000602 - Farm Building	G / 0005 - Unknown	Ceiling - Artex on ceiling (Material:Artex) Loc: 0005	NADIS	306/S1/04					
ASB03907	RI	306B1 - Barn 1		Services - Barn 1 - Gutters and downpipes (Material:Cement) Loc: 306B1 Areas of the gutters are flaking causing associated debris to the floor.	Known	306/S1/09	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Low	
ASB03922	RI	306B1 - Barn 1		Wall and roof - Barn 1 - Wall and roof sheets (Material:Cement) Loc: 306B1 Areas of broken cladding sheets and flashings causing associated debris to the floor.	Known		Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Low	
ASB88361	RI	306B1 - Barn 1		S001 - Cement debris to the floor - 3 m ² The cement debris is scattered sporadically to the perimeter of the building. Presumed to be more beneath the undergrowth.	Known	S001	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	11	Low	
ASB03908	RI	306B2 - Barn 2		Wall and roof - Barn 2 - Wall and roof sheets (Material:Cement) Loc: 306B2 Small areas of damage which is causing associated debris to the floor.	Known	306/S1/10	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	5	Low	



Asbestos Register











Code	Type	Building	Locations	Location Description	ACM	Sample	Product Type	Asbestos Type	Overall Risk		
ASB03909	RI	306B2 - Barn 2		Services - Barn 2 - Gutters and downpipes (Material:Cement) Loc: 306B2	Known	306/S1/11	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	4	Very Low	
ASB88362	RI	306B2 - Barn 2		S002 - Cement debris to the floor - 3 m ² The cement debris is scattered sporadically to the perimeter of the building. Presumed to be more beneath the undergrowth.	Known	S002	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	Chrysotile (white asbestos)	11	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
Encapsulate				
ASB03922	306B1 - Barn 1 -		Low	B - Within 6 months 
Establish monitoring regime (inspection and reassurance)				
ASB03906	2000602 - Farm Building - G / 0001 - Unknown		No Score	D - 2-5 years
ASB03907	306B1 - Barn 1 -		Low	D - 2-5 years
ASB03908	306B2 - Barn 2 -		Low	D - 2-5 years
ASB03909	306B2 - Barn 2 -		Very Low	D - 2-5 years
ASB03910	2000602 - Farm Building - / 0001 - Unknown		Very Low	C - Within 2 years 
ASB03911	2000602 - Farm Building - G / 0003 - Unknown		Very Low	C - Within 2 years 
ASB03912	2000602 - Farm Building - 1 / 1001 - Unknown		Very Low	C - Within 2 years 
ASB03913	2000602 - Farm Building - 1 / 1004 - Unknown		Very Low	C - Within 2 years 
ASB03914	2000602 - Farm Building - G / 0002 - Unknown		Very Low	C - Within 2 years 
ASB03915	2000602 - Farm Building - G / 0004 - Unknown		Very Low	C - Within 2 years 
ASB03917	2000602 - Farm Building - 1 / 1002 - Unknown		Very Low	C - Within 2 years 
ASB03918	2000602 - Farm Building - 1 / 1003 - Unknown		Very Low	C - Within 2 years 
ASB03919	2000602 - Farm Building -		Low	B - Within 6 months 



Action Plan

Code	Location	Complete	Risk	Priority
ASB03920	2000602 - Farm Building -		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	10m ² or less, or 10m or less pipe run
2	Rooms smaller than 100m ²	2	Easily Disturbed	2	Between 10 and 50m ² or between 10 and 50m pipe run
3	Confined Spaces	3	Routinely Disturbed	3	50m ² 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



ASB03910

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area / 0001 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 0001

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	1	1	3	1	1	1

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

ASB03911

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area G / 0003 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 0003

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	1	1	3	1	1	1

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



ASB03912

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area 1 / 1001 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 1001

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	1	1	3	1	1	1

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

ASB03913

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area 1 / 1004 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 1004

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	1	1	3	3	1	1

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



ASB03914

306/S1/02

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area G / 0002 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 0002

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	1	1	3	1	1	1

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

ASB03915

306/S1/03

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area G / 0004 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 0004

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	2	1	3	1	1	1

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



ASB03917

306/S1/05

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area 1 / 1002 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 1002

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	1	1	3	1	1	1

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

ASB03918

306/S1/06

Known ACM

Survey Type: RI

Building 2000602 - Farm Building
Area 1 / 1003 - Unknown
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Ceilings - Structure
Description Ceiling - Artex on ceiling (Material:Artex) Loc: 1003

Risk Assessment	Very Low	3	
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Material Assessment	Very Low	3	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	0	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	2	1	1	1	3	3	1	1

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



ASB03909

306/S1/11

Known ACM

Survey Type: RI

Building 306B2 - Barn 2
Area
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Services (General) - Services (General)
Description Services - Barn 2 - Gutters and downpipes
 (Material:Cement) Loc: 306B2

Risk Assessment	Very Low	4	
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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	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	0	0	2	0	0	0	0	1

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

ASB03907

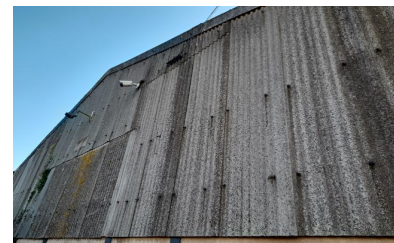
306/S1/09

Known ACM

Survey Type: RI

Building 306B1 - Barn 1
Area
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Services (General) - Services (General)
Description Services - Barn 1 - Gutters and downpipes
 (Material:Cement) Loc: 306B1
 Areas of the gutters are flaking causing associated debris to the floor.

Risk Assessment	Low	5	
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Material Assessment	Low	5	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	2	1	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	0	0	2	0	0	0	0	1

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



ASB03908

306/S1/10

Known ACM

Survey Type: RI

Building Area 306B2 - Barn 2

Survey Date 02/12/2021

Survey Programme Original Asbestos Surveys

Surveyor Acorn Analytical Services - Matthew Townsend

Element Walls (General) - Walls (General)

Description Wall and roof - Barn 2 - Wall and roof sheets (Material:Cement) Loc: 306B2
Small areas of damage which is causing associated debris to the floor.

Risk Assessment

Low

5



Material Assessment	Low	5	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	2	1	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	0	0	3	0	0	0	0	1

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

ASB03920

306/S1/08

Known ACM

Survey Type: RI

Building Area 2000602 - Farm Building

Survey Date 02/12/2021

Survey Programme Original Asbestos Surveys

Surveyor Acorn Analytical Services - Matthew Townsend

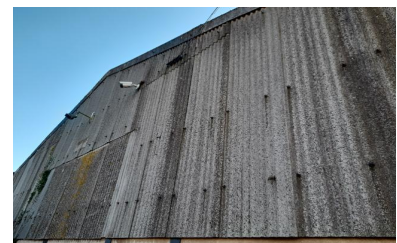
Element Walls (General) - Walls (General)

Description Wall and roof - Wall and roof (Material:Cement) Loc: External
Areas of broken cladding sheets and flashings causing associated debris to the floor.

Risk Assessment

Low

5



Material Assessment	Low	5	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	2	1	1

Priority Assessment	The Priority Assessment is not applicable and has been excluded for this inspection.
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	0	0	3	0	0	0	0	1

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



ASB03922


Known ACM

Survey Type: RI

Building Area 306B1 - Barn 1
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Walls (General) - Walls (General)
Description Wall and roof - Barn 1 - Wall and roof sheets (Material:Cement) Loc: 306B1
 Areas of broken cladding sheets and flashings causing associated debris to the floor.

Risk Assessment	Low	5	
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Material Assessment	Low	5	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	2	1	1

Priority Assessment The Priority Assessment is not applicable and has been excluded for this inspection.

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

Actions - Work Description	Complete	Priority
Encapsulate		B - Within 6 months 


ASB03919

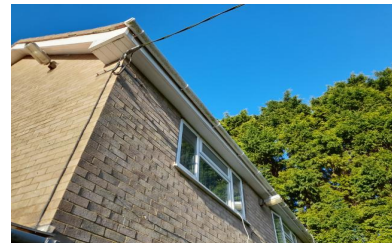
306/S1/07

Known ACM

Survey Type: RI

Building Area 2000602 - Farm Building
Survey Date 02/12/2021
Survey Programme Original Asbestos Surveys
Surveyor Acorn Analytical Services - Matthew Townsend
Element Roofs - Structure
Description Roof - Soffits (Material:Insulation Board/Panel) Loc: External
 Presumed to still be present beneath uPVC soffits.

Risk Assessment	Low	6	
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Material Assessment	Low	6	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
2	1	1	2

Priority Assessment The Priority Assessment is not applicable and has been excluded for this inspection.

Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	0	0	2	0	0	0	0	1

Actions - Work Description	Complete	Priority
Establish monitoring regime (inspection and reassurance)		B - Within 6 months 



ASB88361

S001

Known ACM

Survey Type: RI

Building Area 306B1 - Barn 1

Survey Date 02/12/2021

Survey Programme Original Asbestos Surveys

Surveyor Acorn Analytical Services - Matthew Townsend

Element Unclassified - Unclassified

Description S001 - Cement debris to the floor - 3 m²
The cement debris is scattered sporadically to the perimeter of the building. Presumed to be more beneath the undergrowth.

Risk Assessment

Low

11



Material Assessment	Low	6	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	3	1	1

Priority Assessment	Low	5	
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	0	0	1	0	3	3	0	2

No recommended actions

ASB88362

S002

Known ACM

Survey Type: RI

Building Area 306B2 - Barn 2

Survey Date 02/12/2021

Survey Programme Original Asbestos Surveys

Surveyor Acorn Analytical Services - Matthew Townsend

Element Unclassified - Unclassified

Description S002 - Cement debris to the floor - 3 m²
The cement debris is scattered sporadically to the perimeter of the building. Presumed to be more beneath the undergrowth.

Risk Assessment

Low

11



Material Assessment	Low	6	
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Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	3	1	1

Priority Assessment	Low	5	
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Primary Act.	Secondary Act.	Location	Accessibility	Amount	Occupants	Frequency	Average Time	Maint. Type	Maint. Freq.
1	0	0	0	1	0	3	3	0	2

No recommended actions

