NES

Consultants Ltd

DEMOLITION ASBESTOS SURVEY

SPAVINS CITY EXPRESS
SCOTTER ROAD INDUSTRIAL ESTATE
SCOTTER ROAD SOUTH
SCUNTHORPE
DN17 2BW

NES /LC01/2485

ASBESTOS SURVEY REPORT

SURVEY LOCATION

Spavins City Express
Scotter Road Industrial Estate
Scotter Road South
Scunthorpe
DN17 2BW

CLIENT

Private Client
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TYPE OF SURVEY	DATE OF SURVEY	REPORT STATUS
Demolition	9th Dec 2024	Final

	NAME	SIGNATURE	DATE
LEAD SURVEYOR	**Lee Cain**		**9th Dec 2024**
REPORT AUTHOR	**Rebecca Cain**		**11th Dec 2024**
SURVEY SUPERVISOR	**Rebecca Cain**		**16th Dec 2024**

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1.0 EXECUTIVE SUMMARY

This report presents the findings of a Demolition asbestos survey carried out on 9th Dec 2024 at the premises known as 'Spavins City Express, Spavins City Express, Scotter Road Industrial Estate , Scotter Road South , Scunthorpe, DN17 2BW'

The survey was carried out at the request of Private Client of Private Client by Lead Surveyor Mr. Lee Cain in accordance with regulation 4 of the Control of Asbestos Regulations 2012, and in line with HSG 264 "Asbestos: The Survey Guide"

The purpose of the survey was to locate, as far as reasonable practicable, the presence and extent of any suspected asbestos containing materials and assess their condition. This forms the material assessment.

Following a preliminary site meeting, a pre site walk through and desk top study to plan the survey strategy, the format for reporting the contents of the findings were agreed together with sampling strategy. A risk assessment was carried out and the survey commenced.

Representative samples from each type of suspected asbestos containing material (ACM's) found, were collected and analysed to confirm or deny whether asbestos was present and what type.

Where sampled materials are found to contain asbestos, it was agreed with the client that other similar homogeneous materials, used in the same way in the building, would be presumed to contain asbestos.

Materials which can reasonably be expected to contain asbestos may be presumed to contain asbestos and assessed as such.

The results of this asbestos survey will allow the client to manage all asbestos containing materials within this building.

Spavins Transport storage area are two identical warehouses built from brick.

SAMPLE NUMBER	FLOOR	LOCATION	MATERIAL	IDENTIFICATION METHOD	ASBESTOS	PRIORITY	LAST INSP.	NEXT INSP.
NES /LC01/2485/1	Floor Plan	External area 2	Cement Debris	Identified By Analysis	Chrysotile (White)	Remove	9th Dec 2024	SEE COMMENTS
NES /LC01/2485/2	Floor Plan	External End Caps to roof	Cement Product	Identified By Analysis	Chrysotile (White)	Remove	9th Dec 2024	SEE COMMENTS
NES /LC01/2485/3	Floor Plan	External Roof Sheets	Cement Sheeting	Identified By Analysis	Chrysotile (White)	Remove	9th Dec 2024	SEE COMMENTS

2.0 INTRODUCTION and SURVEY TECHNIQUE

2.1 At the request of Private Client of Private Client, Mr.Lee Cain carried out a Demolition asbestos survey on 9th Dec 2024

The survey was carried out in accordance with regulation 4 of the Control of Asbestos at Regulations 2012, and in line with HSG 264

2.2 The Demolition survey was undertaken on behalf of the client to obtain information pertaining to asbestos containing materials.

2.3 HSG 264 "Asbestos: The Survey Guide" and those methods outlined in BOHS P402 "Building Surveys and Bulk Sampling for Asbestos" proficiency certificate have been used as a guide for sampling and surveying techniques.

2.4 Photographs were taken of the sample locations, wherever possible.

2.5 Samples were returned to a UKAS Accredited Laboratory for analysis.

3.0 SITE DESCRIPTION

3.1 Warehouse:
Concrete Floor
Metal Frame
Plasterboard internal liners through-out

4.0 DETAILS OF THE SURVEY WORK UNDERTAKEN

4.1 The survey was undertaken, and has been reported to the requirements of HSG 264 "Asbestos: The Survey Guide" January 29th 2010, published by The Health and Safety Executive. HSG 264 details Two types of surveys as detailed below:

4.2 A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

4.3 A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (eg full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

4.4 This report presents the findings of the Demolition survey, which was carried out at the client's instructions by a BOHS P402 qualified surveyor.

4.5 The asbestos survey was conduced by means of visual inspection of all accessible areas of the site defined. Where the surveyor suspected that a material on the site contained asbestos, a bulk sample was taken for analysis. The objective of carring out sampling was to identify the asbestos fibre content of the material and to define the extent of that asbestos on site.

4.0 DETAILS OF THE SURVEY WORK UNDERTAKEN

Samples were taken using a variety of tools including a chisel, sharp knife, a core sampler, or screwdriver where appropriate. In all cases of sampling, care was taken to ensure that the samples were representative of the material involved and that sufficient quantity of material was sampled. In the case of applied coatings this meant ensuring that the full depth of the material was sampled, for example by using a hand borer (e.g. a cork screw).

In the case of board or tile materials, the sample was taken from the full thickness of the element.

In areas on the site where there were substantial quantities of visually uniform material, then one sample was taken and should be considered as being representative of the whole area. Therefore visually similar materials in the same area should be assumed to contain asbestos fibre.

4.6 Areas or items identified as "No Access" on the site were not inspected by the surveyor during the survey. Areas and items so described include locked rooms, areas and items where access could not be safely gained, areas where an unreasonable degree of dismantling to the structure of the building would have been needed to gain access, areas where we were prohibited from entering and items of plant and machinery where internal inspection would have necessitated the dismantling of the item.

The client should be advised about the possibility of there being asbestos material in all such areas and items. The Client should take appropriate precautions to maintain safe working conditions in the future.

5.0 HEALTH AND SAFETY STATEMENT

5.1 All surveying and sampling was undertaken in such a way as to cause a minimum possible nuisance and potential risk to the health and safety of the surveyor(s), the building occupants and any site visitors.

5.2 As required under the Control of Asbestos at Regulations 2012 (CAR), dust release during sampling was reduced to as low as reasonably practicable and an assessment in respect of likely dust release dictated the need for precautionary measures to be taken. Where applicable this included the following measures;

Isolation of the sampling area

Dampening of the material by a fibre suppressant liquid atomiser spray containing a solution of 'Astrip' fibre penetrating fluid to suppress and prevent dust and fibre release.

Appropriate cleaning and removal of any fallen debris

Use of personal protective equipment

5.3 After sampling any broken or unsealed material with potential to cause airborne dust was sealed with tape and any remaining dust or debris was removed by wet wiping or by using an approved 'Type H' vacuum cleaner. Immediately after collection, all samples were double-sealed in self seal plastic bags.

Great care was taken to prevent cross-contamination between samples. Any disposable material used in sampling, or dust created while sampling was treated as if contaminated by asbestos and was taken away in sealed plastic bags and stored as asbestos awaiting disposal.

5.4 All of the inspection points formed and the associated sampling were undertaken such that the structural integrity of the bulding or plant was not impaired.

5.5 All inspections and sampling that required working at height, working in confined spaces, working adjacent to operating plant or lone working was undertaken using methods and procedures where any risk was reduced to a level as low as reasonably practicable and acceptable.

6.0 ASBESTOS AND ASSOCIATED HEALTH RISKS

6.1 Asbestos is a generic term used for fibrous forms of several naturally occuring silicate minerals, which have been exploited for their unique combination of properties of flexibility, high tensile strength, incombustibility, low-thermal conductivity and resistance to chemical attack. For regulatory purposes, in The United Kingdom, the Control of Asbestos Regulations 2012 (CAR), defined asbestos as being any of the following minerals, or any mixture of them.

Serpentine Group of Minerals	Amphibole Group of Minerals
Chrysotile (White Asbestos)	Amosite(Grunerite)(Brown Asbestos)
	Crocidolite(Blue Asbestos)
	Fibrous Anthophyllite
	Fibrous Actinolite
	Fibrous Tremolite

6.2 The three most commonly used and therefore detected asbestos fibres in building materials are Chrysotile, Amosite and Crocidolite. Asbestos containing materials (ACM's) is a term used to describe a material, which contains any of the regulated mineral fibres listed above.

6.3 Asbestos fibres can have a serious effect on health if inhaled. There is no known safe level of exposure to asbestos fibres, but the greater the exposure the greater the risk of developing an asbestos related disease. Smokers exposed to asbestos also greatly increase their risk of developing lung cancer compared to non-smokers. The time between exposure to Asbestos and a related disease being found can be as long as thirty years. The three primary diseases associated with exposure to asbestos are:

Mesothelioma	Asbestosis	Lung Cancer

6.4 Asbestosis is a serious chronic non-cancerous respiratory disease. It is due to inhaled asbestos fibres aggravating the lung tissue causing scarring and a reduction in efficiency. The main symptoms are shortness of breath and a dry crackling sound in the lungs when inhaling.

6.5 Lung Cancer is the largest casue of death related to asbestos exposure. People exposed to asbestos and any other carcinogen, such as cigarette smoke, significantly increase their risk of developing lung cancer. The most common symptoms are coughing, a change in breathing, and shortness of breath, persistent chest pains, hoarseness and anaemia.

6.6 Mesothelioma is a rare form of cancer, which most often occurs in the thin lining of the lungs, chest and abdomen. The symptoms are similar to that exhibited by lung cancer.

7.0 COMMON USES OF ASBESTOS IN BUILDINGS

7.1 The physical properties of asbestos were exploited in a number of different types of building products as detailed below:

7.2 ASBESTOS CEMENT is a mixture of cement and asbestos fibres, which were compressed into high-density products such as flat and profiled sheets, gutters, tanks, pipes etc. To be classified as asbestos cement the product must have a density of more than 1,000 kg/m^3, although a typical density for asbestos cement products is 1,200 kg/m^3.

7.3 ASBESTOS INSULATING BOARD is a mixture of calcium silicate, or clay, or starch with asbestos fibres and other filler materials. It was lightly compressed to form building boards. All such materials with a density of 1,000kg/m^3 or less are classified as asbestos insulating board, although a typical density for asbestos insulating board is 700 kg/m^3. In accordance with regulation 2 of the Control of Asbestos Regulation 2012 the preferred methodology for confirming whether a product is Asbestos Insulating Board is the Water Absorption test - Asbestos Cement will absorb <30% by weight while Asbestos Insulation Board will absorb >30% by weight.

7.4 ASBESTOS INSULATION (lagging) describes a variety of materials used for heat or sound insulation and fire protection. Products such as pre-formed sections, blocks, quilts, cloth and paper are included as well as hand applied hard set insulation, loose insulation and millboards.

7.5 ASBESTOS COATINGS describes various mixtures containing asbestos fibres, which have been used as surface coatings for fire protection, or as heat, sound or anti-condensation control. Asbestos coatings were either hand or spray applied.

7.6 ASBESTOS TEXTILES AND ROPE are spun and woven material, which can be manufactured totally from asbestos fibres. Typical products are fibre blankets and curtains, gloves, gaskets and flash guards.

7.7 OTHER ASBESTOS MATERIALS containing asbestos fibres can include thermoplastic floor tiles, roof felts, reinforced plastics, mastics, sealants, adhesives, textured coatings, and composite building sheets.

8.0 ASBESTOS RISK ASSESSMENT

8.1 All asbestos containing materials identified on the site have been incorporated into a risk assessment priority-rating scheme, which will allow the client the opportunity to plan any requirements for removal, remedial action and management or removal costings.

The scheme used is derived from the algorithm detailed in HSG 264 "Asbestos: The Survey Guide".

This uses four main parameters to determine the potential risk of fibre release, which are:

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

The detailed material assessment algorithm detailed in HSG 264 "Asbestos: The Survey Guide" is summarised in the following table:

Score	0	1	2	3
Product Type		Combined in a matrix	AIB, gaskets, textiles etc.	Lagging, spray, loose asbestos
Damage Deterioration	None	Low, scratches or damaged edges	Minor Broken or loose fibres exposed	Servere High damage, friable with debris
Surface Treatment	Combined in a matrix or painted AC	Enclosed spray & lagging. Painted AIB. Unsealed AC	Unsealed AIB. Encapsulated lagging & spray. Textiles	Unsealed lagging and spray
Asbestos Type		Chrysotile	Amphiboles, but not crocidolite	Crocidolite

The asbestos type should always be presumed to be crocidolite where it is presumed or strongly presumed a material contains asbestos (non tested material).

A different asbestos type can only be used if analysis of similar samples from the same building shows a different type, or there is a reasonable argument that another asbestos type was almost always used in the type of product being rated.

8.0 ASBESTOS RISK ASSESSMENT

8.2 The sum of all the scores produces a material hazard rating which defines the following fibre release risk:

Score of 0 (zero)	Material Containing No Asbestos
Score of 4 or below	Very Low Potential to Release Fibres
Score of 5 or 6	Low Potential to Release Fibres
Score of 7 to 9	Medium Potential to Release Fibres
Score of 10 to 12	High Potential to Release Fibres

In cases where the asbestos is to be removed the calculation of the risk of fibre release is not required.

8.3 In addition, as required by HSG 264 "Asbestos: The Survey Guide", the accessibility to the asbestos containing materials (ACM's) needs to be taken into consideration. This is important as the accessibility relates to the likelihood or possibility of damage occuring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use of entry for maintenance inspections or observation of equipment. In order to standardise our risk assessments we always use the following assessment categories for accessibility:

Low Accessibility

Low accessibility asbestos materials are those which are difficult to reach or damage due to it being in a location which is not normally accessible, except for the purposes of maintenance, e.g. in a roof space or plant room.

Medium Accessibility

Medium accessibility asbestos materials are those where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High Accessibility

High accessibility asbestos materials are those which are within normal reach to touch or damage.

In cases where the asbestos is to be removed the calculation of the accessibility is not required to be determined.

8.0 ASBESTOS RISK ASSESSMENT

Implementation of the risk assessment system will ensure that:

A safe working environment is maintained on site with respect to all asbestos materials identified.

Compliance with the appropriate Health & Safety Legislation.

Taking the potential for fibre release and the accessibility of the material into account allows a priority rating to be drawn up. Our standard method of classification categorises three groups of materials.

PRIORITY 1 - REMOVE

Priority 1 asbestos containing materials are in a condition or location, which requires urgent attention.

Priority 1 asbestos containing materials are usually not suited to any form of containment programme and should be stripped or environmentally cleaned as soon as possible.

Priority 1 rating will always be assigned to all fallen asbestos debris and surface contaminating materials.

Priority 1 materials that may be disturbed are liable to expose personnel to elevated levels of airborne respirable asbestos fibres and are also liable to cause the spread of contamination.

PRIORITY 2 - REMEDIAL WORK REQUIRED

All priority 2 asbestos containing materials are in a location or condition, which require some remedial action.

The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces.

Following completion of remedial works the priority rating 2 asbestos containing materials may be assigned a priority 3 rating. In the long term it is recommended that all priority 2 asbestos containing materials be removed as soon as resources become available.

PRIORITY 3 - MANAGE

Priority 3 asbestos containing materials are in a condition or location which does not give rise to a significant health risk.

8.0 ASBESTOS RISK ASSESSMENT

PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities, which could cause impact or surface damage to the material.

Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in the work activities in areas where priority 3 asbestos containing materials are located.

Priority 3 asbestos containing materials would change to priority 1 materials if it is decided to carry out building works, which would require some disturbance of the asbestos material.

Changes in priorities can be assessed only by the client's asbestos manager or consultant on site in the light of planned or unscheduled maintenance operations or changes in the normal working schedules.

The survey report sheets contained in this report contain, where applicable, the risk assessement for potential fibre release, the assessment of accessibility and a material priority rating.

9.0 MANAGEMENT OF ASBESTOS IN BUILDINGS

9.1 By law a system must be in place to reduce to the lowest practicable level any exposure to asbestos fibres.

Under regulation 4 which was introduced initially under the Control of Asbestos at Work Regulations 2002 (CAWR) imposed a duty on employers and property owners to identify and manage any asbestos containing materials in all commercial premises and any common areas of rented residential properties. Legally it did not take effect until the 21st May 2004.

The Control of Asbestos Regulations 2012 (CAR) which now supersedes the previous legislation took effect on the 4th April 2012 and reiterates and builds upon regulation 4 'The Duty to Manage'.

9.2 The management policy must contain the results of an asbestos survey that is readily accessible to any employee or visitor that has a reason to need it. This register must be updated when the status of any asbestos containing materials is changed. In addition the management must ensure any asbestos containing materials are reguarly inspected and the results of such inspections used to update the register.

From the survey and the risk assessments it may be possible to leave in place asbestos containing materials. All such materials must be identified both in the register and clearly labelled on site. The recommended site label is the asbestos "a" symbol. If another symbol is selected, for example to be used in public areas where it is decided the asbestos "a" symbol would cause unnecessary concern, the symbol should clearly be explained in the asbestos register. These symbols are not placed as part of survey works, as at this point analysis results are not available and the actual report has not been written. Where permitted by the client the sampling and warning labels shown in Appendix 4 are used during the surveying.

All maintenance workers, both directly employed or outside contractors must be made aware of the asbestos register before any work is started on the building or services contained within it. To ensure this happens a permit to work should be instigated. However, this does not remove their responsibility to immediately cease any work if they identify any material not listed in the asbestos register that they consider may contain asbestos. For this reason asbestos surveys that are carried out for the purpose of asbestos management will also record materials that fall into this category.

Where the condition of any asbestos containing material changes a re-assessment must be carried out as soon as possible to determine what changes are needed to the management of the material.

Any works involving asbestos containing materials must be carried out by appropriately licensed companies in accordance with all the relevant regulations and legislation pertaining at the time of the work.

10.0 WORK WITH ASBESTOS CONTAINING MATERIALS

10.1 Asbestos coating, asbestos insulation and asbestos insulating boards are covered by the Asbestos (Licensing) Regulations 1983 (as amended) and, as such, any work on these materials: including removal, repair and work on associated debris, this may be required to be undertaken by a contractor who holds a valid license issued by the Health and Safety Executive (HSE) for carrying out work.

Where any work on any asbestos containing materials is to take place, a suitable and sufficent assessment of work must be carried out in accordance with regulation 6 of The Control of Asbestos Regulations 2012, and supporting approved code of practice (ACoP) L143 - ' Managing and working with asbestos'.

Where the work involves the removal, repair or disturbance of asbestos coating, asbestos insulation or asbestos insulation board, a detailed method statement and risk assessments for the work to be carried out MUST be compiled and available to the HSE prior to the submittal of form ASB5, along with other regulatory documentation to notify the relevant enforcing authority 14 days prior to the commencement of works in accordance with the CAR 2012, ACoP L143 and guidance HSG247 Asbestos; The licensed contractor's guide.

Works involving the above asbestos containing materials will usually need to be carried out under fully controlled conditions within a sealed enclosure in order to prevent the spread of fibres from the working area.

Persons undertaking ancillary work to work with asbestos coating, asbestos insulation and asbestos insulating boards will also require a valid license. Such works inculde:

Setting up and dismantling enclosures.

Maintaining negative air pressure units.

Work done within an enclosure.

Cleaning of the structure, plant and equipment inside an enclosure.

10.2 For very minor maintenance works on asbestos coating, asbestos insulation and asbestos insulating boards an exemption to hold a license may apply in certain limited circumstances, any such work will be subject to the application of the Control of Asbestos Regulations 2012.

10.0 WORK WITH ASBESTOS CONTAINING MATERIALS

Application of these Regulations.

(1) These Regulations shall apply to a self-employed person as they apply to an employer and an employee and as if that self-employed person were both an employer and an employee.

(2) Subject to paragraph (3), regulations 8 (licensing), 9 (notification of work with asbestos), 15(1) (arrangements to deal with accidents, incidents and emergencies), 18(l)(a) (asbestos areas) and 22 (health records and medical surveillance) shall not apply where -

(a) the exposure of employees to asbestos is sporadic and of low intensity,

(b) it is clear from the risk assessment that the exposure of any employee to asbestos will not exceed the control limit; and

(c) the work involves -

(i) short, non continuous maintenance activities,

(ii) removal of materials in which the asbestos fibres are firmly linked in a matrix

(iii) encapsulation or sealing of asbestos-containing materials which are in good condition, or

(iv) air monitoring and control, and the collection and analysis of samples to ascertain whether a specific material contains asbestos.

Sporadic and low intensity exposure.

No exposure to asbestos will be sporadic and of low intensity within the meaning of regulation 3 if the concentration of asbestos in the air exceeds or is liable to exceed 0.6 fibres per cubic centimetre (f/cm^3, which is the same unit as f/ml) in the air measured over a ten-minute period. Work which is likely to result in exposures at or above this level cannot be considered to produce sporadic and low intensity exposure, and therfore the exemptions provided by regulation 3(2) will not apply.

When work with the following materials meets the defenition of sporadic and low intensity workers exposure then the exemption as provided by regulation 3(2) will apply, but only if it is clear from a suitable and sufficient risk assessment that the control limit of 0.1 f/cm^3 airbone fibres averaged over a 4-hour period will not be exceeded.

10.0 WORK WITH ASBESTOS CONTAINING MATERIALS

Materials in which the asbestos fibres are firmly linked in a matrix

Materials in which the asbestos fibres are firmly linked in a matrix (see Regulation 3(2)(c)(ii)) include:

(a) asbestos cement;

(b) textured decorative coatings and paints which contain asbestos

(c) any article of bitumen, plastic, resin or rubber which contains asbestos where its thermal or accustic properties are incidental to its main purpose (eg vinyl floor tiles, electic cables, roofing felt).

Where the limited nature of the works allow them to be carried out without a license, it does not allow for careless work practices. All the work must still comply with the relevant asbestos regulations and guides. This includes carrying out detailed risk assessments, having a suitable written method of work, disposing of any materials correctly and carrying out clearance tests to prove the area is safe for occupation on completion of the work.

We would always recommend that Health and Safety Executive (HSE) licensed Asbestos contractor carries out any works with Asbestos containing materials.

11.0 DISPOSAL ASBESTOS CONTAINING MATERIALS

11.1 Where asbestos waste is removed from site the carriage and disposal of such waste is subject to legal controls.

The asbestos contractor must take all responsible steps to ensure that the waste they produce does not escape from their control and must be securely contained on site before it is consigned. All asbestos waste materials removed from any site must be disposed of as asbestos waste.

All asbestos waste produced must be transferred only to an authorised waste holder e.g. to a holder of a Waste Management License or a carrier who is a registered carrier holding a current certificate as required by the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991 as amended 1998.

Suitable receptacles must be provided for the transport of special asbestos waste and labelled according.

All polythene sacks used for the carriage of asbestos waste should be of a design type and labelled according to "The Carriage of Dangerous Goods by Road and Rail (Classificaion, Packaging and Labelling) Regulations 1994".

All containers used for the removal of asbestos waste should be designed, constructed and maintained to prevent any of the contents escaping during normal handling.

For loose fibrous waste or small fragments double plastic bagging methods are suitable.

Stronger containers should be used if the waste contains sharp metal fragments or other materials liable to puncture the plastic bag.

The following U.N. numbers must be used for the packaging asbestos:

Waste Class	CLASS 9
Chrysotile (White Abestos)	UN 2590
Crocidolite (Blue Asbestos) & Amosite (Brown Asbestos)	UN 2212

The code of practice - "The Waste Management Duty of Care" published by the Department of Environment identifies the contractor through his actions in removing asbestos from plant or property as the producer of the asbestos waste and therefore subject to the Duty of Care Regulations.

Asbestos is always a controlled waste, it should also be identified as a hazardous waste under the Waste Acceptance Criteria (WAC) in accordance with The Hazardous Waste (England and Wales) Regulations 2005, which replaced The Special Waste Regulations 1996.

11.0 DISPOSAL ASBESTOS CONTAINING MATERIALS

The WAC requires that when hazardous waste exceeding 500kg is produced, a Premises Code should be obtained from the Environment Agency. This replaces the old system of section 62 (except Scotland)

Asbestos wastes, which are particularly dangerous or difficult to manage, which were classified as 'special wastes' under the 1996 Regulations, are now covered by the Hazardous Waste (England and Wales) Regulations 2005.

These regulations are additional to the regulations covering the collection and disposal of controlled wastes and their main purpose is to provide an effective system of control, which ensures that special wastes are soundly managed from their point of origin until they reach their final destination for disposal using a consignment note system.

Special waste asbestos material includes all waste with >0.1% w/w content of asbestos fibre.

Almost all asbestos waste materials removed from a site, will contain >0.1% asbestos fibre and therefore should be disposed of as special asbestos waste.

When asbestos contractors dispose of asbestos waste as a special waste, the Statutory Consignment Note must be completed in order that all of the material can be accounted for.

Asbestos waste can only be disposed to sites licensed under the Collection and Disposal of Waste Regulation 1988.

Legislation relating to the disposal of asbestos waste is progressively changing as the Regulations supporting the Environmental Protection Act 1990 come into force.

The requirements regarding the classification and carriage of any asbestos containing materials identified by this survey are given on the survey report sheets contained in this report.

12.0 LEGISLATION PERTAINING TO ASBESTOS

12.1 Work involving asbestos containing materials, including the disposal of such, is controlled by:

Legislation

The Health and Safety at Work etc. Act 1974
The Control of Asbestos Regulations 2012 (CAR)
The Management of Health and Safety at Work Regulations 1999
The Management of Health and Safety at Work Regulations 2003 (Isle of Man)
The Asbestos (Licensing) Regulations 1983 as Amended 1998.
The Environmental Protection (Duty of Care) Regulations
The Collection and Disposal of Waste Regulation 1988.
The Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991 as Amended 1998.
The Environmental Protection (Waste Management Licensing) Regulation 1994
The Carriage of Dangerous Goods by Road and Rail (Classification, Packaging and Labelling) Regulations 1994".
The Hazardous Waste (England and Wales) Regulations 2005
The Construction (Design and Management) Regulations 2015
The Construction (Design and Management) Regulations 2003 (Isle of Man)

As with all Statutory Instruments (Regulations) guidance on what would be done as a minimum is detailed in approved codes of practices, which if you carryout any work in accordance with them should be enough to comply with the law.

Approved Codes of Practice

HSG 264	'Asbestos: The Survey Guide'
L127	'The management of asbestos in non-domestic premises'
HSG 227	'A comprehensive guide to managing asbestos in premises'
L143	' Managing and working with asbestos'.
HSG 248	'Asbestos; The analysts' guide for sampling, analysis and clearance procedures'
HSG 210	'Asbestos essentials task manual'
HSG 189/2	'Working with Asbestos Cement'
L144	'Managing health and safety in construction'
L21	'Managing Health and Safety at Work'

13.0 ASBESTOS INDENTIFICATION IN BULK SAMPLES

13.1 Samples of material obtained during the site survey have been analysed by a UKAS accredited laboratory in accordance with the outline method given in HSG 248 'Asbestos' The Analysts' Guide for sampling, analysis and clearance procedures (Jan 2005).

13.2 This method involves the microscopic examination of fibres or bundles of fibres taken from the bulk sample in fluids of specified refractive indexes under polarised light. Asbestos fibres identified by light microscopy show the following typical characteristics:

A length / width aspect ratio ranging from 20:1 to 100:1 or higher for fibres longer than 5 microns.

The capability of splitting into very thin fibres and two or more of the following;

- Parallel fibres occurring in bundles
- Fibre bundles displaying frayed ends
- Fibres in the form of thin needles
- Matted masses of individual fibres and / or
- Fibres showing curvature

13.3 The laboratory employed for the testing of the samples obtained during this survey was:

COMPANY	**Scopus Asbestos Compliance**
ADDRESS	Suite 5 Milner House Milner Way Ossett West Yorkshire
POST CODE	WF5 9JE
TELEPHONE NUMBER	0333 404 4488
FAX NUMBER	
EMAIL ADDRESS	sai@scopus-asbestos.co.uk
UKAS NUMBER	10483

The results obtained are given in the Asbestos Register, which forms Appendix 1 of this report. Copies of the actual laboratory test certificates are reported and they are contained in Appendix 3 of this report.

13.4 It should be noted that asbestos fibres that are only present at low levels bound into a matrix can be difficult to detect. In particular tests carried out on samples of textured coatings such as the proprietary product “Artex” and on thermoplastic floor tiles can in some instances produce false negative results. This factor will be taken into account by the author of this report when interpreting the analysis results.

14.0 PROPOSALS AND CONDITIONS

14.1 Compliance with all the appropriate legislation concerning asbestos on the site.

Minimise the risk to asbestos exposure of staff and visitors to the site.

Ensure minimum disruption to the normal work operations on site (i.e. reduce the risk of further site contamination and subsequent restrictive access on areas).

A sharing of the responsibility under the Duty of Care, (Environmental Protection Regulation 1991), by auditing the removal, carriage and disposal of asbestos waste 'from cradle to grave'.

14.2 This report is issued under the following standard conditions. It is solely for the benefit of the client as detailed in section 2.1 of this report. No liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing.

The report refers, within the limitations stated, to the condition of the site at the time of the survey.

This report is based on the findings of the actual survey together with the results of the analysis of recovered samples. Whilst skill and care has been taken in the carrying out of the works and in interpreting the results, the possibility of other un-identified asbestos containing materials cannot be guaranteed, for which no liability can be accepted.

The investigation and interpretation was carried out in accordance with all legislation and good practice guides known to us at the time the works were undertaken. It is the responsibility of the user of this report to ensure that when the report is used such legislation and guides are still current.

15.0 CAVEATS

Every reasonable effort has been made to ensure that the information contained in this survey report is as accurate and as comprehensive as was practicable at the time of preparation.

However due to the nature of destructive and non-destructive asbestos survey techniques, it is not reasonably practicable to categorically state whether an area is totally free of asbestos containing materials.

Whilst every effort based upon our experience will be used to try to find and locate asbestos containing materials, we cannot therefore accept any liability for loss, injury, damage or penalty caused by omissions or errors contained in this report.

The report does not waive the responsibility of the building owner or contractor to ascertain for themselves the composition of materials which may be disturbed, or with which he may work.

If suspect materials are found at a later date additional sampling is recommended.

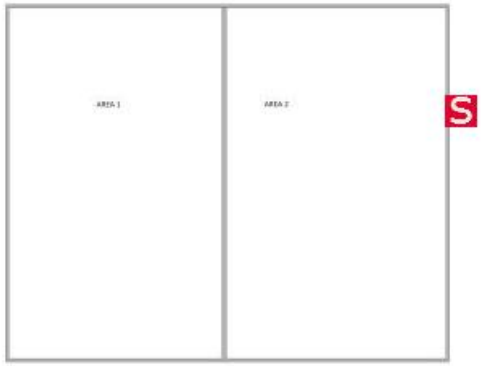
Drawings should not be used for scaling purposes, but considered indicative only of sample and material locations.

ASBESTOS SAMPLE REGISTER
AND
MATERIAL ASSESSMENT
RECORDS

ASBESTOS SAMPLE REGISTER & MATERIAL ASSESSMENT RECORD

SAMPLE NUMBER	NES /LC01/2485/1	QUANTITY		SCORE
CLIENT	Private Client	MATERIAL/PRODUCT	Cement Debris	1
SURVEY LOCATION	Spavins City Express	DAMAGE	Low	1
FLOOR	Floor Plan	SURFACE TREATMENT	Unsealed 1	2
LOCATION	External area 2	ASBESTOS TYPE	Chrysotile (White)	1
TYPE OF SURVEY	Demolition		RISK SCORE TOTAL	5
DATE OF SURVEY	9th Dec 2024	IDENTIFICATION LEVEL	Identified By Analysis	
SURVEYOR	Lee Cain	ACCESSIBILITY	N/A	
NEXT INSPECTION	N/A - SEE COMMENTS	MATERIAL HAZARD RATING	LOW	PRIORITY 1 Remove

FLOOR PLAN



PHOTOGRAPH OF PRODUCT

COMMENTS / ACTIONS

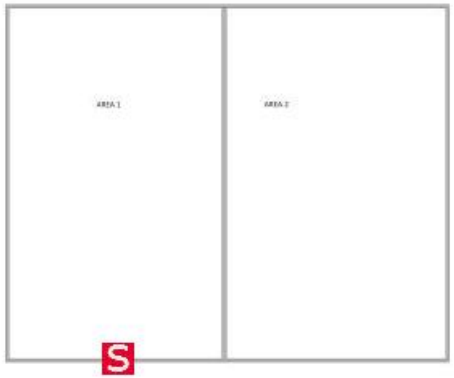
A sample was taken from the debris around the external area of the building.

The debris will need to be removed prior to the demolition works, by a licensed contractor.

ASBESTOS SAMPLE REGISTER & MATERIAL ASSESSMENT RECORD

SAMPLE NUMBER	NES /LC01/2485/2	QUANTITY		SCORE
CLIENT	Private Client	MATERIAL/PRODUCT	Cement Product	1
SURVEY LOCATION	Spavins City Express	DAMAGE	Low	1
FLOOR	Floor Plan	SURFACE TREATMENT	Unsealed 1	2
LOCATION	External End Caps to roof	ASBESTOS TYPE	Chrysotile (White)	1
TYPE OF SURVEY	Demolition		RISK SCORE TOTAL	5
DATE OF SURVEY	9th Dec 2024	IDENTIFICATION LEVEL	Identified By Analysis	
SURVEYOR	Lee Cain	ACCESSIBILITY	N/A	
NEXT INSPECTION	N/A - SEE COMMENTS	MATERIAL HAZARD RATING	LOW	PRIORITY 1 Remove

FLOOR PLAN



PHOTOGRAPH OF PRODUCT

COMMENTS / ACTIONS

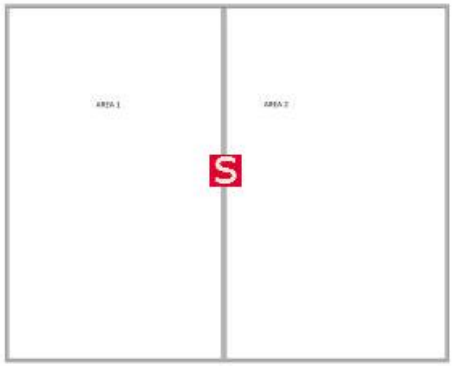
A sample was taken from the front and back end caps to the roof in both areas.

The end caps will need to be removed prior to the demolition works, by a licensed contractor.

ASBESTOS SAMPLE REGISTER & MATERIAL ASSESSMENT RECORD

SAMPLE NUMBER	NES /LC01/2485/3	QUANTITY		SCORE
CLIENT	Private Client	MATERIAL/PRODUCT	Cement Sheeting	1
SURVEY LOCATION	Spavins City Express	DAMAGE	Low	1
FLOOR	Floor Plan	SURFACE TREATMENT	Unsealed 1	2
LOCATION	External Roof Sheets	ASBESTOS TYPE	Chrysotile (White)	1
TYPE OF SURVEY	Demolition		RISK SCORE TOTAL	5
DATE OF SURVEY	9th Dec 2024	IDENTIFICATION LEVEL	Identified By Analysis	
SURVEYOR	Lee Cain	ACCESSIBILITY	N/A	
NEXT INSPECTION	N/A - SEE COMMENTS	MATERIAL HAZARD RATING	LOW	PRIORITY 1 Remove

FLOOR PLAN



PHOTOGRAPH OF PRODUCT

COMMENTS / ACTIONS

A sample was taken from the roof sheets in both areas.

The roof sheets will need to be removed prior to the demolition works, by a licensed contractor.

ADDITIONAL SITE PHOTOGRAPHS

Brick walls through-out both areas

Concrete Floor through-out

Metal roller shutter to front

Wooden roller shutter door to back

Plastic damp proof course

Plasterboard internal lining in area 1

ADDITIONAL SITE PHOTOGRAPHS

Mental flue pipe in area 2

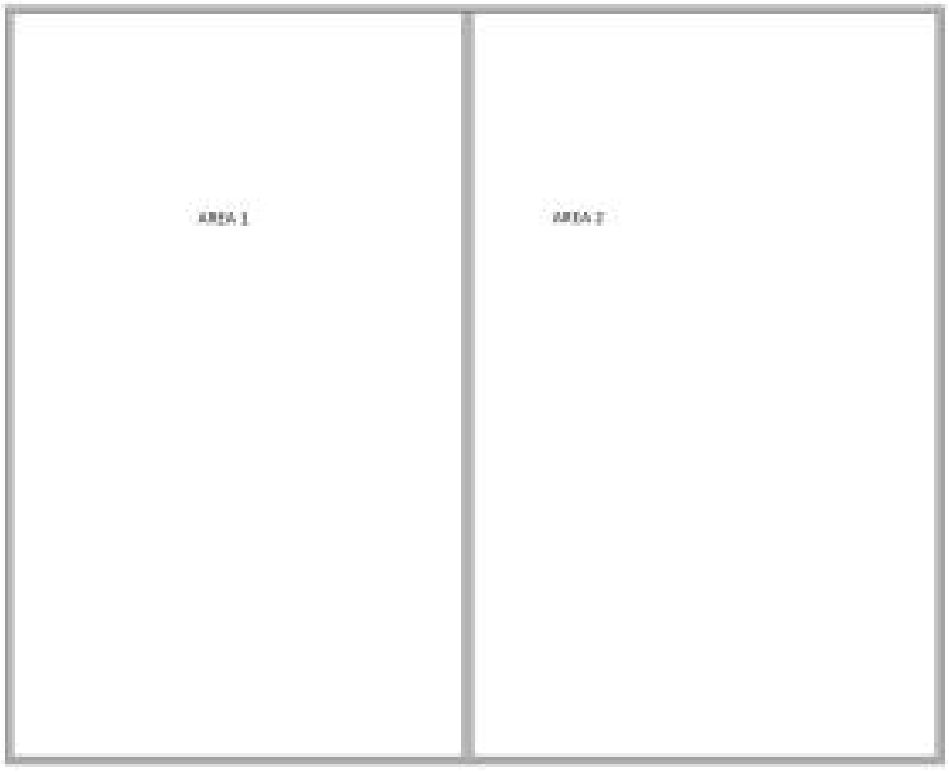
Modern Fuse Box in area 2

Plasterboard internal lining area 2

Wood boxing above metal roller shutter

PLAN

PLAN



BULK ANALYSIS CERTIFICATES

BULK ANALYSIS CERTIFICATES

SCOPUS Asbestos Compliance

Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd

UKAS TESTING
10483

Certificate of Bulk Analysis

Customer: NES Consultants
Customer Address: Unit C11, Alison Business Centre, Alison Crescent, Sheffield, S2 1AS
Site Address: Spavin Limited, Scunthorpe
Client Reference: -

Project Number: P-57044
Samples Received On: 13/12/2024
Samples Taken By: Client
No of Samples: 3
Date of Analysis: 16/12/2024

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	Transport Storage Area 1 and 2	AC Floor Debris - Cement Product	Chrysotile	Satya Tamerla
S002	002	Transport Storage Area 1 and 2	AC End Caps - Cement Product	Chrysotile	Satya Tamerla
S003	003	Transport Storage Area 1 and 2	AC Roof Sheets - Cement Product	Chrysotile	Satya Tamerla

Key: NAD = No Asbestos Detected

Authorised Signatory:	[redacted]	Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	16/12/2024

Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The Analysts' Guide. The samples were analysed as received.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Sample description, material type, notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information (i.e., site address, actual sample location, sample description and material type) provided by the customer or whether sample(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for the accuracy or competence of the sampling by third parties and can therefore not be held responsible for any interpretation of the results shown.

All analysed samples shall be retained within the laboratory for 6 months from the date of analysis. All reports and records for the analysis shall be retained for a minimum of 6 Years from the date of analysis.

NES

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