

CAMBRIDGE ASBESTOS REMOVAL LTD
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ASBESTOS MANAGEMENT SURVEY FOR ASBESTOS CONTAINING MATERIALS AT:



SITE ADDRESS:	Grays Allotment Site Melbourn Royston The Moor
SURVEY DATE	23.7.26
SURVEYOR NAME(S)	[REDACTED]
SURVEY REFERENCE	CAR/2026/280
EMAIL	[REDACTED]

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SECTION 1 EXECUTIVE SUMMARY

Site asbestos management survey consists of:

- Description of site :

The site consists of an allotment site with 7 plots. Asbestos debris found in various areas of the allotment plots.

AREA	COMMENTS	ACCESSED
	Sample taken, asbestos materials present	

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SECTION 2 SURVEY DRAWINGS/PHOTOGRAPHS

First floor

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DRAWINGS/PHOTOGRAPHS (Not to Scale)

Ground floor

- INSPECTION SAMPLE
- ASBESTOS PRESENT
- INACCESSIBLE AREAS
- NO ASBESTOS DETECTED IN SAMPLE

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SECTION 3 SURVEY OBJECTIVES

- Produce a report by qualified asbestos surveyors under HSE guidance contained in HSG264 Publication. Produce a report which contains identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- To carry out a survey to ascertain the presence of asbestos based materials.
- To include a risk assessment for each sample

SECTION 4 SURVEY TECHNIQUES

- Materials of similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of similar composition.
- Photographs were taken at all of the sample locations. (unless otherwise stated)
- Samples are returned to the Main Laboratory for analysis.
- Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques.
- Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a reflective index near to that of the particle of fibre and is viewed under a microscope using transmitted light (based on HSE Publication MDHS 77)

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SECTION 5

SURVEY CAVEAT

- This report is based upon a non-destructive inspection of an unfamiliar site.
- During the course of the survey, all reasonable efforts were made to identify the physical presence of materials containing asbestos, within the areas of the building which are subject to future refurbishment works.
- It is known that asbestos materials are frequently concealed within the fabric of the building which are subject to future refurbishment works.
- It is known that asbestos materials are frequently concealed with the fabric of the buildings or within sealed building voids, so that it is not possible for regard the findings of any survey as being definitive.
- It must always remain a possibility that further asbestos containing materials may be found during refurbishment and demolition activities.
- For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.
- The nature of this survey was a non -destructive inspection at key locations of accessible voids and areas.
- From the evidence of the inspections and sampling and analysis undertaken , it is clear that asbestos containing materials are either present or within associated with various areas as detailed in the report.
- We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.

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SECTION 6 SURVEY NOTES

- Whilst every effort was made to located the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, non other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a mixture of asbestos and non asbestos) panels have been used in the same area.
- Only by sampling each panel would the composition of all the materials be known. This was not practical in terms of cost and time.
- No air monitoring was carried out whilst the survey was undertaken, and therefore care was taken not to cause any disturbance of fibre, or contamination of clean surfaces
- This report has been written with reference to the various Guidance Notes, issued and current at the date of this survey and describes circumstances at the site on the date of the survey carried out.
- Where similar items exist in the building only 1 or 2 samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.
- Any person undertaking work within the buildings should be told of the presence of asbestos. The briefing also applies to any person associated with the site including staff, subcontractors and others.
- The diagrams in this report are not to scale, and are illustrated only to indicate approximate locations. The descriptions used are for location identification purposes.
- All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others could require amendments based on local knowledge, change in legislation, change of use or other conditions of criteria.
- Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation, except in the odd occasion where hatches were available.

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SECTION 7 SURVEY SUMMARY

- For positive identification of asbestos bearing materials, please refer to the individual sample data sheets.

SECTION 8 SURVEY RECOMMENDATIONS

- **MATERIAL ASSESSMENT AND ALGORITHM**

- The material assessment is an assessment of the condition of the Asbestos Containing Material (ACM) or the presumed ACM and the likelihood of it releasing fibres in the event of it being disturbed in some way.
- This material assessment will give a good guide to the priority for Management, as it will identify the materials, which will most readily release airborne fibres if disturbed.
- However, there are factors to taken into account when prioritising action. HSG264 recommends the use of an algorithm to carry out the material assessment and contains an example.
- The algorithm is a numerical way of taking in to account several influencing factors, giving each factor a score. These scores can then be totalled to give a material assessment score.
- The use of algorithms is not infallible but the assessment process is clear to see, so if discrepancies arise, it should be possible to back track through the assessment process to find the root of the error.
- The algorithm shown in HSG264 considers 4 parameters that determine the risk from ACM, that is the ability to release fibres if disturbed. These 4 parameters are:
- Product type, extent of damage, surface treatment, asbestos type
- Each of the parameters is scored and added to give a total score between 2 and 12:
- Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;
- Those with a score between 7 and 9 are regarded as medium risk;
- Materials with a score between 5 and 6 are low risk; and Scores of 4 or less are very low risk.

- PRIORITY ASSESSMENT AND ALGORITHM
- The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.
- Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:
 - Maintenance activity;
 - Occupant activity;
 - Likelihood of disturbance;
 - Human exposure potential.
- THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT.
- THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.
- THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM.

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SURVEY RECOMMENDATIONS CONTINUED

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under CAW, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

MAINTENANCE ACTIVITY

The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned.

Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account.

For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability.

For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed.

The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

PRIORITY ASSESSMENT ALGORITHMS

Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies.

For this reason, it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises.

Therefore, four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment.

Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example, a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition.

This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores.

If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand, you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor.

Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

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SECTION 8, ASBESTOS REGISTER

LOCATION	PRODUCT TYPE	EXTENT	ACCESS	CONDITION	SURFACE TREATMENT	ASBESTOS TYPE	SAMPLE NUMBER	MATERIAL RISK SCORE	PRIORITY RISK SCORE	TOTAL SCORE
Plot 7	Debris		Easy	Poor	Asbestos cement	Chrysotile	1	2	Low risk	2
Plot 3	Debris	N/A	N/A	N/A	NADIS	NADIS	2	0	0	0

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SECTION 9, SAMPLE INSPECTION RECORD

Date:	23.7.26	Product type	Asbestos cement
Survey type:	Management	Damage	Medium damage
Area, Floor, Room, Product:	Plot 7: Debris on floor	Treatment	Asbestos cement
Location id	1	Asbestos type	Chrysotile
Location ref		Identification	Identified
Action	Remove	Material risk score	2
Material comments	Asbestos cement debris	Material risk band	Low risk
Quantity		Priority risk score	2



Date:	23.7.26	Product type	N/A
Survey type:	Management	Damage	N/A
Area, Floor, Room, Product:	Plot 5 and 6	Treatment	No asbestos detected
Location id		Asbestos type	No asbestos detected
Location ref		Identification	No asbestos detected
Action	No action necessary	Material risk score	0
Material comments	No asbestos detected	Material risk band	0
Quantity		Priority risk score	0



Date:	23.7.26	Product type	N/A
Survey type:	Management	Damage	N/A
Area, Floor, Room, Product:	Plot 4	Treatment	No asbestos detected
Location id		Asbestos type	No asbestos detected
Location ref		Identification	No asbestos detected
Action	No action necessary	Material risk score	0
Material comments	No asbestos detected	Material risk band	0
Quantity		Priority risk score	0



Date:	23.7.26	Product type	N/A
Survey type:	Management	Damage	N/A
Area, Floor, Room, Product:	Plot 3: debris	Treatment	NADIS
Location id	2	Asbestos type	NADIS
Location ref		Identification	Identified
Action	No action necessary	Material risk score	0
Material comments	No asbestos detected in sample	Material risk band	0
Quantity		Priority risk score	0



Date:	23.7.26	Product type	N/A
Survey type:	Management	Damage	N/A
Area, Floor, Room, Product:	Plot 2	Treatment	No asbestos detected
Location id		Asbestos type	No asbestos detected
Location ref		Identification	No asbestos detected
Action	No action necessary	Material risk score	0
Material comments	No asbestos detected	Material risk band	0
Quantity		Priority risk score	0



Date:	23.7.26	Product type	N/A
Survey type:	Management	Damage	N/A
Area, Floor, Room, Product:	Plot 1	Treatment	No asbestos detected
Location id		Asbestos type	No asbestos detected
Location ref		Identification	No asbestos detected
Action	No action necessary	Material risk score	0
Material comments	No asbestos detected	Material risk band	0
Quantity		Priority risk score	0



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SECTION 10, EXCLUDED AREAS

The Following rooms / areas could not be accessed during the survey.

Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1:

BULK SAMPLE REPORT



ENVIRONMENTAL SOLUTIONS LTD

ATHENA ENVIRONMENTAL SOLUTIONS LTD
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Tel: 01268 761 171
Email: info@athena-env.co.uk
COMPANY REG NUMBER: 07376951
REGISTERED ADDRESS AS ABOVE



4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER:	ATH/26/07/1020	SITE ADDRESS:	MELBOURN ALLOTMENTS, THE MOOR, MELBOURN
DATE SAMPLED:	UNKNOWN	SITE REFERENCE:	N/A
NUMBER OF SAMPLES:	2	CLIENT /SURVEYOR:	CAMBRIDGE ASBESTOS REMOVAL
SAMPLES OBTAINED BY:	DELIVERED ON 27/07/26	CLIENT ADDRESS:	
		PHONE NUMBER:	
DATE ANALYSED AND BY:	27/07/26	Georgina Niles - Laboratory Analyst	
DATE ISSUED & AUTHORISED BY:	27/07/26	David Rogers - Technical Manager	
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	1	DEBRIS PLOT 7	CHRYSTOTILE	CEMENT
2	2	DEBRIS PLOT 3	NADIS	CEMENT