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Asbestos Demolition Survey of

Lock Up Garage Site, Stockwell Street, Leek, Market Place, ST13 6AD



Survey Carried Out By: James Breakwell	Assisted By: NA
Lead Surveyor - Asbestos Department	Second Surveyor

Report Reviewed and Authorised By: James Breakwell	
Position: Technical Manager	
Project Number: P-15717	Issue Date: 25/02/2017

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1. EXECUTIVE SUMMARY

Scope, type and extent of survey
Asbestos demolition survey of Lock Up Garage Site, Stockwell Street, Leek, Market Place, ST13 6AD

Recommendations (Details of identified asbestos containing materials are on the next page)
Asbestos installations have been identified during the course of the survey and their presence should be made aware to those at risk. Details of the asbestos items identified which have been recommended for removal project works prior to the commencement of the refurbishment and demolition project can be found on the next page of this executive summary highlighted in red type. It is recommended that access should be restricted within any locations where any highlighted asbestos items have a combined material risk assessment score between 7 and 12. These items can also be found on the next page of this executive summary highlighted in red type. The recommendations for the treatment of ACMs within this report are defaulted to 'REMOVE'. This is because it has been assumed that any asbestos materials identified will be affected by the demolition or refurbishment; if the ACM will not be disturbed by the refurbishment works then it is possible for it to remain in situ. Where ACMs are retained they must be recorded within the asbestos register and addressed in accordance with the asbestos management plan.
Works with non-licensable materials (NLW) that have been recommended for removal action are recommended to be undertaken by a HSE licensed asbestos removal contractor. Due to the nature of the composite material requiring encapsulation and or removal, asbestos is tightly bound within the dense substrate, posing a lower risk of respirable fibre release and therefore work with this type of material does not normally require prior notification to the HSE. However, the Control of Asbestos Regulations 2012 applies to any work which may disturb it.

1. EXECUTIVE SUMMARY

Red type indicates identified or presumed asbestos installations where abatement action may be required

Area	Material / Description	Asbestos Type	Material Assessment Score
001 (Block One)	Corrugated roof sheets (Cement Product) - P-15717-01	Chrysotile	5
001 (Block One)	Flashing to the gable ends (Cement Product) - P-15717-02	Chrysotile	4
001 (Block One)	Debris on the ground (Cement Product) - P-15717-03	Chrysotile	5
001 (Block One)	Debris on the ground in the garage (Cement Product) - P-15717-04	Chrysotile	5
001 (Block One)	Debris on the ground (Cement Product) - P-15717-05	Chrysotile	5
001 (Block One)	Guttering above the garage doors (Cement Product) - P-15717-06	Chrysotile	5
002 (Block Two)	Corrugated roof sheets (Cement Product) - P-15717-07	Chrysotile	5
002 (Block Two)	Flashing to the gable ends (Cement Product) - P-15717-08	Chrysotile	4
002 (Block Two)	Guttering above the garage doors (Cement Product) - P-15717-09	Chrysotile	5
002 (Block Two)	Debris on the ground (Cement Product) - P-15717-10	Chrysotile	5
002 (Block Two)	Guttering and downpipe (Cement Product) - P-15717-11	Chrysotile	4
002 (Block Two)	Guttering behind the garages (Cement Product) - P-15717-12	Chrysotile	4
003 (Block Three)	Corrugated roof sheets (Cement Product) - P-15717-13	Chrysotile	5
003 (Block Three)	Flashing to the gable ends (Cement Product) - P-15717-14	Chrysotile	4
003 (Block Three)	Guttering (Cement Product) - P-15717-15	Chrysotile	4

1. EXECUTIVE SUMMARY

Areas of limited access during the survey (further investigation recommended if access is required as part of any proposed maintenance or refurbishment works)

Area	Reason for Limited Access
External Ground Areas	The inspection of the external ground areas was limited due to the overgrown vegetation at the far end of the plot and the leaf cover on the ground. Further unidentified cement debris may be concealed by the vegetation and leaf over.

2. GENERAL SITE AND SURVEY INFORMATION

Asbestos survey carried out by	Westland Environmental Safety Ltd
Participating surveyors	James Breakwell
Survey commissioned by	Richard Gilman on behalf of L and C Homes (Staffs) Ltd
Survey and sampling method	Surveying and sampling conducted as in accordance with our in house documented procedure manual SOP 11' Surveying, Sampling and Assessment of Asbestos Materials' based on HSG 264: Asbestos The Survey Guide and HSG 248: The analyst guide.
Type of survey	Demolition
Extent of survey	Full
Main Premises Age	1960-1970
Details of premises surveyed	Three blocks of purpose built single garages. The garages are due to be demolished to facilitate the construction of new domestic properties.
Date of survey	21/02/2017
Survey Notes	The inspection of the garages was undertaken from existing holes and from inspection holes made in the timber security panels. The asbestos roof sheets have been damaged in various areas resulting in debris being present throughout the site. No packing was noted between the timber roof joists and the brick walls.
Our reference	P-15717

Purpose, aims and objectives of survey

The purpose of the survey is to locate, as far as reasonably practicable, the presence of any asbestos containing materials (ACMs) in the premises and assess their condition. To facilitate this, representative samples from each type of suspect asbestos containing materials found are collected and analysed to confirm or refute the surveyors' judgement. If the sampled material is found to contain asbestos, other similar homogeneous materials used in the same way in the premises can be strongly presumed to contain asbestos. Less homogeneous materials require a greater number of samples, the number being sufficient for the surveyors to make an assessment of whether asbestos is or is not present.

Westland Environmental Safety Ltd operates using stringent industry driven quality control procedures. We have installed a quality management system for all of our surveying for asbestos in premises, and we are UKAS accredited for the sampling of suspected asbestos containing materials. We have based our documented quality management system using BS EN ISO 9001 and supporting UKAS documents such as the LAB and TPS series and RG8 'Accreditation of bodies surveying for asbestos in premises

Description of areas excluded from survey (agreed prior to survey)

There were no areas requested or specfied to be excluded from the survey

Variations and/or deviations from method

There were no variations and deviations from the agreed method

3. CAVEAT

Areas in the premises were visually inspected to determine the presence of asbestos containing materials. The locations of these materials have been logged along with the material type and where necessary, a sample taken to confirm not only the presence of, but also the type of asbestos found.

It must be noted that management survey activities only provide minor intrusion. Refurbishment/demolition surveys are needed to provide major intrusion and are the type needed prior to intrusive remedial works being undertaken or areas demolished.

Therefore management surveys will inspect fixtures/fittings but will not access within/behind such areas if significant re-fitting would be required (e.g. behind kitchen units, beneath laminate floor/fitted carpet, within ceiling voids etc.).

Live components should be considered as not being accessed for the purpose of the survey (e.g., Domestic appliances, electrical switchgear, plant, machinery, wall heaters, lift shafts etc.) and be presumed to contain asbestos.

Refurbishment/demolition surveys involve destructive inspection as necessary to gain access. This is likely to leave the surveyed area(s)/premises in a state of considerable disrepair which Westland Environmental Safety Ltd will not make good unless agreed at the planning stage.

In refurbishment/demolition surveys on premises where asbestos removal may not take place for some time, any ACMs identified will still need to be managed in the interim period. This report therefore provides material assessment and initial recommendations for all asbestos containing materials identified and/or presumed in both management and refurbishment/demolition surveys.

Asbestos materials existing within areas not specifically covered by this report are therefore considered outside the scope of the survey.

It must be noted that it is not possible that survey(s) can guarantee to locate all asbestos containing materials even with ‘complete’ access demolition surveys, all asbestos containing materials may not be identified and this only becomes apparent during demolition itself.

It is also important to note that it is possible that there are residues of asbestos beneath any newly applied lagging, resulting from poor quality stripping methods carried out at some time in the past. It is not practicable to detect such residues without substantial disturbance to the new lagging.

Asbestos refurbishment/demolition survey reports should be used to assist in asbestos removal tendering process. Westland Environmental Safety Ltd accept no responsibility if any other type of survey is used for such purposes.

This report is not intended to be an Asbestos Removal Specification, nor is it intended to be a substitute for an Asbestos Removal Speciation. When utilising this report as part of a tendering process, tendering contractors accept full responsibility for verifying the contents of this report and for suggesting an appropriate method of removal based upon a site visit. A detailed asbestos removal specification can be produced by Westland Environmental Safety Ltd upon request. For the avoidance of all doubt, this report should not be used as a removal specification and further advice should be sought if a removal specification is required.

4. SAMPLING & ANALYSIS TECHNIQUES

Samples were taken and analysed using in-house UKAS accredited procedures based on the current versions of HSG 264 and HSG 248, with the results being recorded on our Certificate of Analysis (See Appendix 1).

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area.

Reference to Asbestos Insulating Board or Asbestos Cement are based upon their asbestos content and visual appearance alone. Water Absorption tests are not carried out on materials unless specifically requested for by the client.

Certain ‘Artex’ type textured coatings and decorative plasters may contain very small quantities of asbestos. In-situ these coatings are often composed of different batches of product, or may have been repaired/patched at different times. It is therefore possible that any ‘Artex’ samples taken may not be representative of the entire coating. Trace fibres may not be visible by the optical microscopy method described in HSE publication HSG 248 (2005). If required, we can arrange for more advanced analysis at an additional charge.

5. ASBESTOS REGISTER

The following details asbestos containing materials (ACMs) found/presumed during the survey. For the ACMs identified in this section, we have provided initial recommendations based only on site observations and material assessment parameters. Materials with a high material assessment score should be dealt with as a priority, with all other ACMs suitably managed. ***N.B Extents cited within this report are an approximation only and should not be used for the purpose of quoting for asbestos removal works.***

SITE / AREA: Lock Up Garage Site, Stockwell Street, Leek, Market Place, ST13 6AD

Levels of identification: P = Presumed, SP = Strongly Presumed, ID = Sampled, analysed & identified – Refer to material assessment algorithm (Appendix 4) for explanation of terms and coding.

Material Assessment Scores: 10 or more = High, 7-9 = Medium, 5-6 = low, 4 or less Very Low. **Accessibility** 'E' = Easy, 'M' = Moderate, 'D' = Difficult

Room/Area description	Floor Level	Description of product and identifier	Level of identification (P/SP/ID)	Approx. extent	Accessibility	Product type	Condition of material	Surface treatment	Asbestos type	Material assessment score	Priority assessment score	Total risk assessment score	Recommendations	Suggested re-inspection frequency (Months)	Date Removed	Date Encapsulated	Date Reinspected
001 (Block One)	0	Corrugated roof sheets (Cement Product) - P-15717-01	ID	200 m2	E	1	2	1	1	5			Remove	NA			
001 (Block One)	0	Flashing to the gable ends (Cement Product) - P-15717-02	ID	20 m	E	1	1	1	1	4			Remove	NA			
001 (Block One)	0	Debris on the ground (Cement Product) - P-15717-03	ID	30 m	E	1	2	1	1	5			Remove	NA			
001 (Block One)	0	Debris on the ground in the garage (Cement Product) - P-15717-04	ID	80 m2	E	1	2	1	1	5			Remove	NA			
001 (Block One)	0	Debris on the ground (Cement Product) - P-15717-05	ID	20 m	E	1	2	1	1	5			Remove	NA			
001 (Block One)	0	Guttering above the garage doors (Cement Product) - P-15717-06	ID	35 m	E	1	2	1	1	5			Remove	NA			
002 (Block Two)	0	Corrugated roof sheets (Cement Product) - P-15717-07	ID	180 m2	E	1	2	1	1	5			Remove	NA			
002 (Block Two)	0	Flashing to the gable ends (Cement Product) - P-15717-08	ID	20 m	E	1	1	1	1	4			Remove	NA			
002 (Block Two)	0	Guttering above the garage doors (Cement Product) - P-15717-09	ID	30 m	E	1	2	1	1	5			Remove	NA			
002 (Block Two)	0	Debris on the ground (Cement Product) - P-15717-10	ID	20 m	E	1	2	1	1	5			Remove	NA			

5. ASBESTOS REGISTER

The following details asbestos containing materials (ACMs) found/presumed during the survey. For the ACMs identified in this section, we have provided initial recommendations based only on site observations and material assessment parameters. Materials with a high material assessment score should be dealt with as a priority, with all other ACMs suitably managed. ***N.B Extents cited within this report are an approximation only and should not be used for the purpose of quoting for asbestos removal works.***

SITE / AREA: Lock Up Garage Site, Stockwell Street, Leek, Market Place, ST13 6AD

Levels of identification: P = Presumed, SP = Strongly Presumed, ID = Sampled, analysed & identified – Refer to material assessment algorithm (Appendix 4) for explanation of terms and coding.

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Room/Area description	Floor Level	Description of product and identifier	Level of identification (P/SP/ID)	Approx. extent	Accessibility	Product type	Condition of material	Surface treatment	Asbestos type	Material assessment score	Priority assessment score	Total risk assessment score	Recommendations	Suggested re-inspection frequency (Months)	Date Removed	Date Encapsulated	Date Reinspected
002 (Block Two)	0	Guttering and downpipe (Cement Product) - P-15717-11	ID	5 m	E	1	1	1	1	4			Remove	NA			
002 (Block Two)	0	Guttering behind the garages (Cement Product) - P-15717-12	ID	10 m	E	1	1	1	1	4			Remove	NA			
003 (Block Three)	0	Corrugated roof sheets (Cement Product) - P-15717-13	ID	100 m2	E	1	2	1	1	5			Remove	NA			
003 (Block Three)	0	Flashing to the gable ends (Cement Product) - P-15717-14	ID	12 m	E	1	1	1	1	4			Remove	NA			
003 (Block Three)	0	Guttering (Cement Product) - P-15717-15	ID	20 m	E	1	1	1	1	4			Remove	NA			

6. SITE OVERVIEW

Red boxing around a room indicates that asbestos containing materials were found to be present

Materials cannot be presumed to be asbestos free (i.e. contain no asbestos) unless there is strong evidence to conclude that they are highly unlikely to contain asbestos. There are obvious materials which are not asbestos, e.g. wood, glass, metal, stone etc. Reasons to conclude that a material does not contain asbestos would be:

- Non-asbestos substitute materials were specified in the original architect's/ quantity surveyor's plans or in subsequent refurbishments
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.)
- Post-1985 construction (for amphibole ACMs such as asbestos insulating board)
- Post-1990 construction for decorative textured coatings (formulations containing asbestos were prohibited in 1988, some suppliers' voluntarily ceased using asbestos in 1984)
- Post-1999 construction (some Chrysotile products were prohibited in 1993 and nearly all were prohibited in 1999).

Floor Level	0	Room ID	001	Room description	Block One
Walls	Brick	Floor	Concrete	Door	Timber frames
Fascia	Timber				
Samples Taken in Room	P-15717-01, P-15717-02, P-15717-03, P-15717-04, P-15717-05, P-15717-06				

Floor Level	0	Room ID	002	Room description	Block Two
Walls	Brick	Floor	Concrete	Door	Timber frames
Fascia	Timber				
Samples Taken in Room	P-15717-07, P-15717-08, P-15717-09, P-15717-10, P-15717-11, P-15717-12				

Floor Level	0	Room ID	003	Room description	Block Three
Walls	Brick	Floor	Concrete	Door	Timber frames
Fascia	Timber				
Samples Taken in Room	P-15717-13, P-15717-14, P-15717-15				

7. CONCLUSIONS AND ACTIONS

LARC- Licensed asbestos removal contractor- 14 Days Notification Period Required
NLW- Non Licensed Work- No Notification Required
NNLW- Notifiable Non Licensed Work- Notification Required But No 14 Day Period Required
For further details please see appendix 5. N.B Where an acm is stated as licensable (LARC or NNLW), this is merely a qualified opinion and may not in practice be an absolute fact.

Room/Area where asbestos is present	Product/Item which contains asbestos	Recommended Actions	LARC, NLW or NNLW
001 (Block One)	Corrugated roof sheets (Cement Product) - P-15717-01	Remove	NNLW
001 (Block One)	Flashing to the gable ends (Cement Product) - P-15717-02	Remove	NLW
001 (Block One)	Debris on the ground (Cement Product) - P-15717-03	Remove	NNLW
001 (Block One)	Debris on the ground in the garage (Cement Product) - P-15717-04	Remove	NNLW
001 (Block One)	Debris on the ground (Cement Product) - P-15717-05	Remove	NNLW
001 (Block One)	Guttering above the garage doors (Cement Product) - P-15717-06	Remove	NLW
002 (Block Two)	Corrugated roof sheets (Cement Product) - P-15717-07	Remove	NLW
002 (Block Two)	Flashing to the gable ends (Cement Product) - P-15717-08	Remove	NLW
002 (Block Two)	Guttering above the garage doors (Cement Product) - P-15717-09	Remove	NLW
002 (Block Two)	Debris on the ground (Cement Product) - P-15717-10	Remove	NNLW
002 (Block Two)	Guttering and downpipe (Cement Product) - P-15717-11	Remove	NLW
002 (Block Two)	Guttering behind the garages (Cement Product) - P-15717-12	Remove	NLW
003 (Block Three)	Corrugated roof sheets (Cement Product) - P-15717-13	Remove	NLW
003 (Block Three)	Flashing to the gable ends (Cement Product) - P-15717-14	Remove	NLW
003 (Block Three)	Guttering (Cement Product) - P-15717-15	Remove	NLW

8. RISK ASSESSMENT AND MANAGEMENT PLAN

This survey report only partially fulfils the compliance requirements under Regulation 4 of CAR 2012 where it is a management survey. The customer should be aware of further measures required, such as the performance of priority/overall risk assessment, material condition monitoring, the development of an asbestos management plan and the provision of information to those at risk. Where the report is a refurbishment/demolition survey, material risk assessments have been included in order for the customer to manage the materials in any interim periods prior to the commencement of refurbishment and or demolition project works.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document and It is imperative that each section is read in its entirety and in conjunction with each other.

Whilst the material assessment identifies the high-risk materials (i.e. those which are most likely to release airborne fibres – if disturbed), it does not in itself produce a complete plan/recommendations for remedial action. An overall risk assessment and subsequent management plan can only be formulated after taking into account the initial material assessment score and the following factors:

- The occupancy of the area
- The activities carried on in the area
- The likelihood/frequency of maintenance activities taking place in the area

The resulting management plan may include some or all of the following options:

- Clean up of debris
- Repair of damaged material
- Encapsulation
- Enclosure
- Removal
- Creation/maintenance/updating of asbestos containing materials register
- Monitoring of condition of all presumed or identified asbestos containing materials
- Restriction of access to/isolation of asbestos containing materials
- Informing of the existence of asbestos containing materials
- Training of personnel likely to come into contact with the asbestos containing materials
- Definition and use of safe systems of work
- Operation of a permit to work system

Westland Environmental Safety Ltd recommend that any system introduced for the management of asbestos should be in accordance with the Heath and Safety Guidance document 227- ‘A comprehensive guide to managing asbestos in premises’.

If the building is to be demolished or refurbished Westland Environmental Safety Ltd would recommend that asbestos containing materials be suitably removed or as a minimum requirement, be suitably encapsulated, labelled and included in a system of management until removed.

The removal/encapsulation/enclosure of asbestos containing materials should be carried out by a licensed asbestos removal contractor and monitored by a UKAS accredited laboratory.

If during any future demolition/refurbishment works, suspect asbestos materials are revealed then this occurrence should be brought to the attention of Westland Environmental Safety Ltd for further investigation.

Westland Environmental Safety Ltd can provide technical input for the creation of asbestos management policies including the assistance with creation of 'Permit to Work' systems. Please contact the office for further details.

9. APPENDIX 1 - BULK ANALYSIS

All techniques used are in strict accordance with HSE document (HSG 248) Asbestos: The analysts guide for sampling, analysis and clearance procedures. Sampling and identification by Polarised light microscopy (PLM). All bulk sample analysis is accredited by UKAS under the international standard BS EN ISO 17025, a legal requirement of CAR 2012 Regulations and is conducted in house as in accordance with our SOP 09 'Testing Bulk Materials for Asbestos'.

Identification of asbestos fibres is based on the following procedure:

A preliminary visual examination of the bulk sample is made using a stereo microscope at X 10- X 40 magnification to assess for fibres and fibre bundles.

Sample treatment is undertaken (if required) to release or isolate fibres.

Representative fibres are mounted in appropriate Refractive Index liquids on glass microscope slides.

The different fibrous components are identified using Polarised Light Microscopy (PLM) and dispersion staining techniques at magnification of X 100 or greater.

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UKAS TESTING
7567

BULK SAMPLE IDENTIFICATION CERTIFICATE

Project Number:	P-15717	Certificate Issue Date:	24/02/2017
Date Bulks Received:	22/02/2017		
No of Samples:	15		
Sampled By:	James Breakwell		
Obtained:	Via In House Procedures (SOP 11)		
Date Analysed:	22/02/2017, 23/02/2017		
Analyst:	Jayne Oldfield		
Client:	L and C Homes [Staffs] Ltd		
Client Address:	PO BOX 1091, 54 St Edward Street, Leek, Staffordshire, ST13 5DJ		
Client Ref No:	NA		
Site Address:	Lock Up Garage Site, Stockwell Street, Leek, Market Place, ST13 6AD		

Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only. They are not included in the UKAS accreditation schedule for our laboratory.

Samples are analysed using Westland Environmental Safety Ltd documented in-house method, using SOP 09, based upon HSE document HSG 248 The analysts guide - Appendix 2. Samples are examined under low power stereo microscopy. Indicative characteristics observed using polarised light optical microscopy, with dispersion staining techniques specific to asbestos are used to determine asbestos fibre types. CHRYSOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - NAD (NO ASBESTOS DETECTED) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES).

Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.

Where an 'A' follows the 'P' number, then this report supersedes the original. Italic font indicates the amendment.

Samples are retained for six months prior to disposal as in accordance with CAR 2012.

Where the sampling is not conducted by Westland Environmental Safety Ltd, the information indicated above is that which is supplied by the client. Westland Environmental Safety Ltd cannot be held responsible for sampling errors where the sample is taken by others.

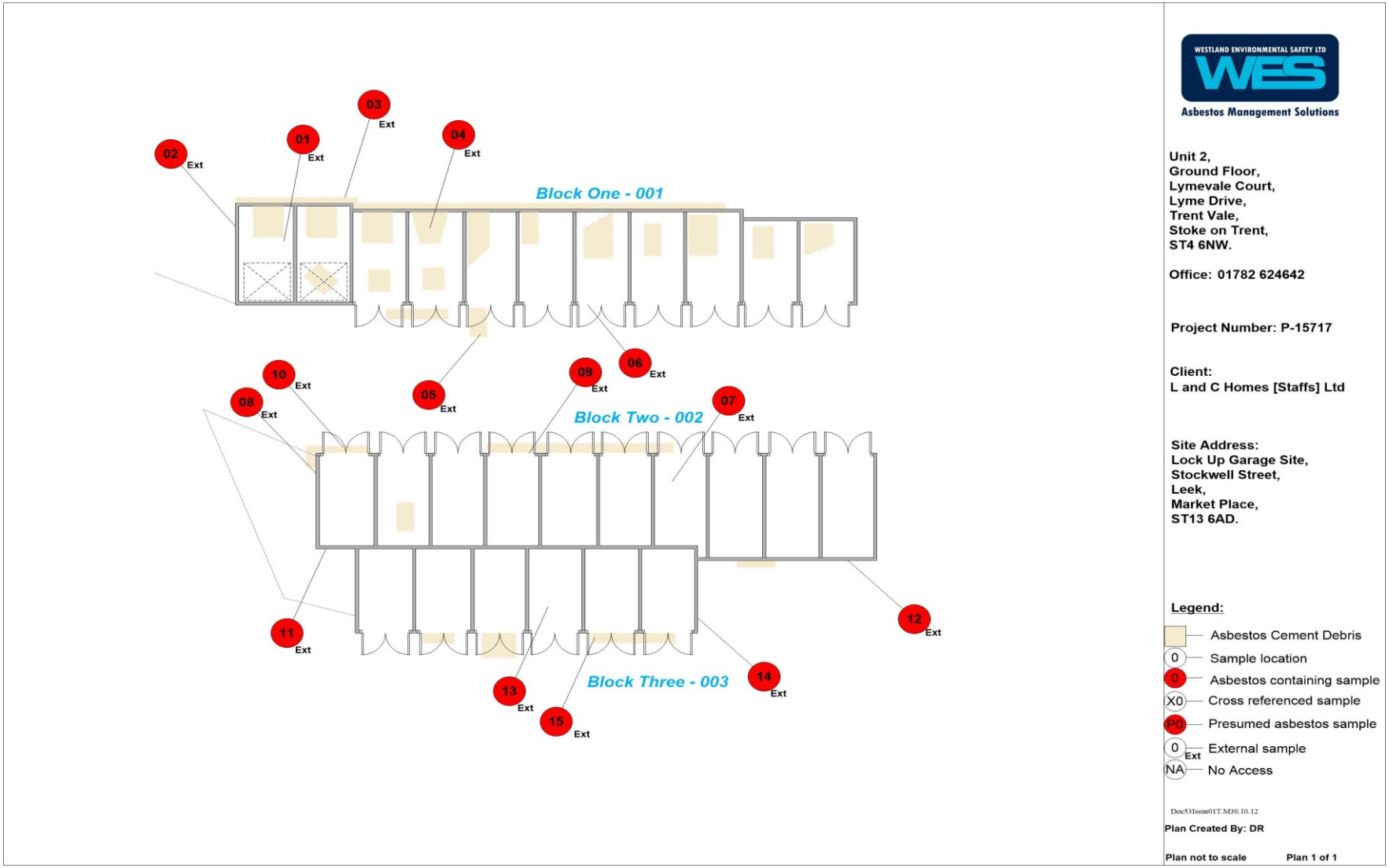
Authorised Signatory: J. Oldfield	Name & Position: Jayne Oldfield (Laboratory Analyst)

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P-15717 Results

WES Reference	Site Location / Product Type	Result	Comments
64180	001 (Block One) - Corrugated roof sheets (Cement Product) - P-15717-01	Chrysotile	Typical of Asbestos Cement
64181	001 (Block One) - Flashing to the gable ends (Cement Product) - P-15717-02	Chrysotile	Typical of Asbestos Cement
64182	001 (Block One) - Debris on the ground (Cement Product) - P-15717-03	Chrysotile	N/A
64183	001 (Block One) - Debris on the ground in the garage (Cement Product) - P-15717-04	Chrysotile	Typical of Asbestos Cement
64184	001 (Block One) - Debris on the ground (Cement Product) - P-15717-05	Chrysotile	Typical of Asbestos Cement
64185	001 (Block One) - Guttering above the garage doors (Cement Product) - P-15717-06	Chrysotile	Typical of Asbestos Cement
64186	002 (Block Two) - Corrugated roof sheets (Cement Product) - P-15717-07	Chrysotile	Typical of Asbestos Cement
64187	002 (Block Two) - Flashing to the gable ends (Cement Product) - P-15717-08	Chrysotile	Typical of Asbestos Cement
64188	002 (Block Two) - Guttering above the garage doors (Cement Product) - P-15717-09	Chrysotile	Typical of Asbestos Cement
64189	002 (Block Two) - Debris on the ground (Cement Product) - P-15717-10	Chrysotile	Typical of Asbestos Cement
64190	002 (Block Two) - Guttering and downpipe (Cement Product) - P-15717-11	Chrysotile	Typical of Asbestos Cement
64191	002 (Block Two) - Guttering behind the garages (Cement Product) - P-15717-12	Chrysotile	Typical of Asbestos Cement
64192	003 (Block Three) - Corrugated roof sheets (Cement Product) - P-15717-13	Chrysotile	Typical of Asbestos Cement
64193	003 (Block Three) - Flashing to the gable ends (Cement Product) - P-15717-14	Chrysotile	Typical of Asbestos Cement
64194	003 (Block Three) - Guttering (Cement Product) - P-15717-15	Chrysotile	Typical of Asbestos Cement

10. APPENDIX 2 - FLOOR PLAN(S)



11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 001 (Block One)

Description: Corrugated roof sheets (Cement Product) - P-15717-01

Sample Identifier: P-15717-01

Result: Chrysotile

Notes: These roof sheets have been badly vandalised. Debris is present in the garages and on the ground. The ridge tiles are of a identical material.

Recommendations: Remove



Room/Area: Floor 0, Room 001 (Block One)

Description: Flashing to the gable ends (Cement Product) - P-15717-02

Sample Identifier: P-15717-02

Result: Chrysotile

Notes: Asbestos cement flashing was noted to both elevations.

Recommendations: Remove

11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 001 (Block One)
Description: Debris on the ground (Cement Product) - P-15717-03
Sample Identifier: P-15717-03
Result: Chrysotile
Notes: Debris was noted on the ground outside the garages and inside the garages.
Recommendations: Remove



Room/Area: Floor 0, Room 001 (Block One)
Description: Debris on the ground in the garage (Cement Product) - P-15717-04
Sample Identifier: P-15717-04
Result: Chrysotile
Notes: Debris was noted on the ground outside the garages and inside the garages.
Recommendations: Remove

11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 001 (Block One)
Description: Debris on the ground (Cement Product) - P-15717-05
Sample Identifier: P-15717-05
Result: Chrysotile
Notes: Debris was noted on the ground outside the garages and inside the garages.
Recommendations: Remove



Room/Area: Floor 0, Room 001 (Block One)
Description: Guttering above the garage doors (Cement Product) - P-15717-06
Sample Identifier: P-15717-06
Result: Chrysotile
Notes: This guttering has been damaged in several areas. Debris from the guttering is present on the ground
Recommendations: Remove

11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 002 (Block Two)

Description: Corrugated roof sheets (Cement Product) - P-15717-07

Sample Identifier: P-15717-07

Result: Chrysotile

Notes: Several roof sheets have been damaged. Debris is present in the garages and on the ground adjacent the garages. The ridge tiles are of a identical material.

Recommendations: Remove



Room/Area: Floor 0, Room 002 (Block Two)

Description: Flashing to the gable ends (Cement Product) - P-15717-08

Sample Identifier: P-15717-08

Result: Chrysotile

Notes: Asbestos cement flashing was noted to both elevations.

Recommendations: Remove

11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 002 (Block Two)

Description: Guttering above the garage doors (Cement Product) - P-15717-09

Sample Identifier: P-15717-09

Result: Chrysotile

Notes: This guttering has been damaged in several areas. Debris from the guttering is present to the ground

Recommendations: Remove



Room/Area: Floor 0, Room 002 (Block Two)

Description: Debris on the ground (Cement Product) - P-15717-10

Sample Identifier: P-15717-10

Result: Chrysotile

Notes: Debris was noted on the ground outside the garages and inside the garages.

Recommendations: Remove

11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 002 (Block Two)
Description: Guttering and downpipe (Cement Product) - P-15717-11
Sample Identifier: P-15717-11
Result: Chrysotile
Notes:
Recommendations: Remove



Room/Area: Floor 0, Room 002 (Block Two)
Description: Guttering behind the garages (Cement Product) - P-15717-12
Sample Identifier: P-15717-12
Result: Chrysotile
Notes: This guttering is damaged in one area. Debris was noted to the ground.
Recommendations: Remove

11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 003 (Block Three)
Description: Corrugated roof sheets (Cement Product) - P-15717-13
Sample Identifier: P-15717-13
Result: Chrysotile
Notes: No damage was noted to these roof sheets.
Recommendations: Remove



Room/Area: Floor 0, Room 003 (Block Three)
Description: Flashing to the gable ends (Cement Product) - P-15717-14
Sample Identifier: P-15717-14
Result: Chrysotile
Notes: Asbestos cement flashing was noted to both elevations.
Recommendations: Remove

11. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room 003 (Block Three)
Description: Guttering (Cement Product) - P-15717-15
Sample Identifier: P-15717-15
Result: Chrysotile
Notes:
Recommendations: Remove

12. APPENDIX 4 - MATERIAL ASSESSMENT ALGORITHM

The Material Risk Assessment Algorithm used by the Survey team is based on that provided within the HSE Guidance Document HSG 264: "The Survey Guide".

The Material Risk Assessment assesses the ability of an Asbestos Containing Material to release fibres into the air should it be disturbed. This Risk Assessment is usually undertaken during the course of a survey, as it is specific to the current overall condition of the material and requires no knowledge of the use of the area/building. The Material Risk Assessment will give a good initial indication to the priority for a control action, as it will immediately identify the high risk materials. However the Client/Duty Holder need to consider that a material with a high Material Risk Assessment score may not necessarily be a priority action if it is present within an area that is infrequently occupied.

Score	Product type (or debris from product)
1	Asbestos-reinforced composites: (plastics, resins, mastics, felts, vinyl tiles, semi rigid paints or decorative finishes, asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.

Score	Extent of damage/deterioration
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

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

Score	Asbestos type
NAD	No asbestiforms detected in sample
1	Chrysotile
2	Amphibole asbestos excluding crocidolite
3	Crocidolite

Initial risk assessment score	Potential to release fibres
10 or More	High
7-9	Medium
5-6	Low
4 or Less	Very Low

13. APPENDIX 5 - WORKING WITH ASBESTOS CONTAINING MATERIALS

This short summary is intended to provide an overview of legal requirements and is not comprehensive. The relevant statutes, statutory instruments and official publications should be consulted as necessary.

Legislation

The Control of Asbestos Regulations 2012 places numerous obligations on persons working with, removing or disturbing ACMs. The Regulations cover four main areas:

- Licensing of contractors for work with most ACMs
- Working procedures and methods
- Management of asbestos which is left in-situ
- Prohibitions on the use and re-use of ACMs

Further practical information is provided in the Approved Code of Practice Managing and working with asbestos L143 (Revised 2013).

In addition to the above asbestos specific regulations, it is important to appreciate that other safety legislation may be relevant in some circumstances. For example, The Health and Safety at Work etc. Act 1974 places general duties on employers and persons in control of premises to ensure the health and safety of employees and others. The Management of Health and Safety at Work Regulations 1999 obliges employers to assess and control risks from work activities (including potential exposure to asbestos), and The Construction (Design and Management) Regulations 2015 places a range of safety related duties on clients, planning co-ordinators and principal contractors.

Work Which Requires an HSE Asbestos Licence (LARC)

Most work with ACMs may only be carried out by a specialist contractor licensed by the HSE under Regulation 8. The only exception is where the work is extremely low risk (i.e. when worker exposure is below 0.6 fibres of asbestos per millilitre of air over any 10 minute period, below the 4 hour Control Limit of 0.1 fibres of asbestos per millilitre of air and is restricted to short duration work, work on bonded materials or consists of resealing of ACMs that are already well sealed).

Working Procedures and Methods

There is no known safe level of exposure to asbestos, therefore very detailed and onerous working procedures have been published by the HSE – see Asbestos: The Licensed Contractors Guide, HSG247 and Asbestos Essentials, HSG210.

Work on inherently friable (dust producing) asbestos materials requires full enclosure with negative differential pressure produced by air extraction plant equipped with high efficiency filtration. Entry to the working area is by an airlock system and on-site personal decontamination facilities must be provided. Workers must be subject to medical surveillance and receive detailed certified training.

13. APPENDIX 5 - WORKING WITH ASBESTOS CONTAINING MATERIALS

Work for which an asbestos licence is required must be notified to the enforcing authority at least 14 days before commencement on form ASB5 and, upon completion, it is necessary to obtain a Certificate of Reoccupation from an independent testing laboratory. The issuing laboratory is required to hold accreditation from the United Kingdom Accreditation Service (UKAS) for the certification procedure. All techniques used are in strict accordance with HSE document (HSG248) Asbestos: The analysts guide for sampling, analysis and clearance procedures.

Procedures for work on bonded materials do not necessarily require full enclosure, but this must be fully justified in the written assessment and plan of work which should be prepared before the work starts.

Waste Disposal

Most materials which contain asbestos are classified as 'hazardous'. This includes lower risk ACMs such as asbestos cement and asbestos vinyl floor tiles. Transport from the site requires pre-notification to the Environment Agency and wastes may only be deposited at specially licensed disposal sites.

Using Non-licensed Contractors for Work with Low Risk Materials (NLW)

As described above, it is occasionally permissible to use non-licensed contractors, such as general builders or demolition contractors, to work on low risk ACMs. Westland Environmental Safety Ltd would normally advise against this approach as non- specialists may not be familiar with statutory requirements (such as exposure assessments and waste consignment forms), they may not have specialist equipment and their operatives may not have received the training required by Regulation 10.

It is also important that adequate insurances are in place for work with asbestos. Specific asbestos related insurance is generally not held by non-licensed companies, and a client would risk financial loss should a claim arise against the contractor.

Notification of Non-Licensed Work (NNLW)

The Control of Asbestos Regulations 2012 requires that certain non -licensed work with asbestos is notified in advance to the HSE. The definition of work which requires notification includes non-licensed work on friable or degraded materials, or where the ACM is damaged during the removal process. This is different from the notification of licensed work and, once notified, non-licensed work can commence immediately.

14. APPENDIX 6 - ADDITIONAL SERVICES

Westland Environmental Safety Ltd - Additional Services

Westland Environmental Safety Ltd have provided a full range of asbestos management services to a wide range of clients including local authorities, hospital trusts and large commercial businesses. A summary of the asbestos related services we are able to offer include the following:

Management asbestos surveys;
Refurbishment & demolition asbestos surveys;
Preparation of Asbestos Management Plans;
Labelling programmes;
Cost-effective remedial advice;
Preparation of asbestos removal specifications;
Evaluation & selection of licensed asbestos removal contractors;
Preparation of tender documentation;
Assessment and critical evaluation of method statements;
Annual re-inspection of ACMs to update the asbestos register;
Air monitoring during asbestos removal projects;
Issuing certificates of re-occupation following asbestos removal works.

If you would like any further information regarding your survey, the implementation of a suitable management plan, or any other asbestos-related issue, please do not hesitate to contact us.