

## ASBESTOS DEMOLITION /REFURBISHMENT SURVEY REPORT




Popular Garage  
Mill Street  
Leek

Prepared for  
Nechcol Ltd

REC Report MAN/12S/1058

3<sup>rd</sup> May 2012



Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	Final			
Date	4/4/2012			
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Signature				
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Project number	MAN-12S-1058			

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## 1.0 EXECUTIVE SUMMARY

### Asbestos was identified in the form of:

Any areas not accessed should be presumed to contain asbestos until proven otherwise.

No asbestos was located during the course of this demolition / refurbishment survey subject to the exclusions detailed in this report. It is recommended that demolition / refurbishment activities are undertaken with caution.

### Specific areas / items not included in this survey were:

Location	Comments
All areas surveyed	

Any areas not accessed should be presumed to contain asbestos until proven otherwise.

## 2.0

## INTRODUCTION & SCOPE OF WORK

<i>Name of Surveying Organisation</i>	REC Asbestos Ltd Osprey House Pacific Quay Broadway Manchester M50 2UE
<i>Name of Lead Surveyor(s)</i>	K Hickin
<i>Name of Assistant Surveyor (s)</i>	D Goodwin
<i>Date(s) of Survey</i>	3/5/12
<i>Name and address or person who commissioned the survey</i>	Nechcol Ltd Grosvenor House 20 Barrington Road Altringham, WA14 1HB
<i>Name and Address of Premises Surveyed</i>	Popular Garage, Mill Street, Leek
<i>Description of premises surveyed</i>	Disused Garage and Portacabin
<i>Purpose of Survey</i>	Identification of all asbestos prior to Demolition
<i>Description of Areas Included in the Survey</i>	All
<i>Description of Areas Excluded From the Survey</i>	None
<i>Survey Method Used</i>	HSG 264 Documented in House Procedure REC ASB03
<i>Type of Survey Undertaken</i>	Refurbishment / Demolition
<i>Any Variations or Deviations From Methods</i>	None
<i>Agreed exclusions and inaccessible areas (state reasons). These should be specific to the survey and not generic.</i>	None

## 3.0 AUTHORISATION

- 3.1 Should the client wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or warranty shall be extended to other parties by REC (Asbestos) Ltd in this connection without the explicit written agreement thereto by REC (Asbestos) Ltd.
- 3.2 This document is submitted in connection with a contract to supply goods/services and is issued only on the basis of strict confidentiality.
- 3.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.

## 4.0 PURPOSE, AIMS AND OBJECTIVES

- 4.1 The purpose of this survey was to undertake an asbestos refurbishment / demolition survey as described in HSE document HSG 264.
- 4.2 The aim was to locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their condition, vulnerability, surface treatment, product type and extent.
- 4.3 The purpose of this Demolition / Refurbishment Survey is
- To provide accurate information on the location, amount and condition of asbestos containing materials (ACMs) prior to the demolition / refurbishment activities described.
  - To allow the required demolition / refurbishment activities to proceed with caution.
- 4.4 This was a Demolition / Refurbishment Survey as defined by HSE publication HSG 264 "Asbestos: the survey guide".
- 4.5 Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.
- 4.6 All the recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

## 5.0 DESCRIPTION OF THE SITE

- 5.1 The site drawings drawn by the surveyor (see Appendix C) show the boundaries within which the work was to be undertaken. REC (Asbestos) Ltd can take no responsibility for buildings not defined accurately by these drawings.

## 6.0 EXTENT OF SURVEY

- 6.1 Areas included in the inspection are as described in the Material Assessment sheets in Appendix A only.
- 6.2 This report is based upon an intrusive, destructive inspection of the areas defined by the client. During the course of the inspections all reasonable efforts were made to identify the presence of materials containing asbestos within these areas of the building. The survey was limited to those areas accessed at the time of the survey as described in the table in Section 2. Areas not accessed by this survey should be presumed to contain asbestos until proven otherwise.
- 6.3 It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further asbestos containing materials may be found. For reasons set out in this report, REC (Asbestos) Ltd cannot give an assurance that all asbestos materials have been found.
- 6.4 Asbestos may be concealed from view by other materials that have been used for over-cladding. In-filling, alteration and refurbishment work, which has taken place in the past, may also hide asbestos containing materials. All reasonable and practical measures have been taken to uncover hidden asbestos where the use of ACMs can be assessed as realistic based on the age, type and condition of the structure or element. This includes core samples of pipe insulation to check for residual asbestos insulation and sampling behind panels where possible. Where such inspections revealed possible ACMs, samples were taken as described herein. The results of these inspections, tests and samples are only representative of the location inspected.
- 6.5 The survey did not include asbestos-containing materials found as ground litter, except as reported; this survey should therefore not be considered as a ground survey. Unless specified within the scope of work.
- 6.6 A limited inspection only has been carried out of pipe work concealed by overlaying non-asbestos insulation. Previous asbestos removal may not have been undertaken to today's standard and may have left pieces of debris lying in concealed areas (especially pipe work). Inspection of pipe work has therefore been restricted to the insulation visible. The presence of debris to pipe work, which is readily visible or would require the removal and replacement of overlying non-asbestos insulation, has been considered outside the scope of this survey.
- 6.7 Samples have not been taken where prohibited or prevented by the client, tenant or their representative.
- 6.8 Where asbestos containing materials have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the



use of airborne fibre monitoring and swab sampling techniques etc being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.

- 6.9 Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.
- 6.10 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.
- 6.11 Air monitoring to determine fibre levels in the atmosphere was not undertaken.

## 7.0 SURVEY METHODS

- 7.1 Inspection, sampling and assessment were carried out in accordance with in house UKAS accredited procedures written from HSG 264 published by the Health & Safety Executive.
- 7.2 The areas set out within the survey brief were inspected for suspect asbestos containing materials (ACMs). Each room/area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation.
- 7.3 Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition. Samples from each type of suspect material found were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been presumed to contain asbestos.
- 7.4 The asbestos survey/inspection records state information recorded at the time of the survey only based on visual assessment, intelligent assumption and sampling, where appropriate.
- 7.5 Descriptions for locations were obtained from site signs or site users. Where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

## 8.0 LEVEL OF IDENTIFICATION

- 8.1 Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG 248 under UKAS (United Kingdom Accreditation Service) accreditation.
- 8.2 Presumptions in the absence of sample analysis are noted as 'Presumed' and 'Strongly Presumed'.
- 8.3 Where a material cannot be 'sampled', for example where an area is not accessible (e.g., high ceiling) or safe sampling cannot be undertaken because areas are in occupation, the asbestos type will be presumed by reasoned argument or considered as containing amphibole asbestos, similarly asbestos content will be presumed as high in absence of the above. Therefore, the level will be denoted as 'Presumed', unless:
- Sample analysis of similar materials within the building show a different asbestos type (mastered samples)
  - There are visible fibres within the material
  - There is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

In the above cases, the level of identification will be denoted as 'Strongly Presumed'.

## 9.0

## MATERIAL ASSESSMENT GUIDE

### 9.1

#### Material Assessment

For each sample/inspection, a material assessment has been compiled using the algorithm described in HSG 264. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials.

**Table 1: Material Assessment Scores**

Sample Variable	Score	Examples of Scores
<b>Product type (or debris from product)</b>	1	Asbestos - reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi - rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
<b>Extent of damage/deterioration</b>	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.
<b>Surface treatment</b>	0	Composite materials containing asbestos: reinforced plastics, resins, 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.
<b>Asbestos type</b>	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

### 9.3

Guide to evaluation of material assessment scores (2 = lowest 12 = highest)

- High Risk Material - 10 points or more
- Medium Risk Material - 7-9 points
- Low Risk Material - 5-6 points
- Very Low Risk Material - 4 or less points
- N/A – Not Applicable as No Asbestos Detected in Sample (NADIS)

**APPENDIX A**

**SUMMARY TABLE AND  
MATERIAL and ASSESSMENT SHEETS**


## SUMMARY TABLE

NSR = No Sample Required, NA = No Access, NAD = No Asbestos Detected, AWS = Associated With Sample


Sample No.	Location	Product Type	Extent of Material	Sampled / Presumed / Strongly Presumed	Material Assessment (to be completed by the surveyor)					Surveyors Recommendations
					Product Type (1 to 3)	Damage / Deterioration (0 – 3)	Surface Treatment (0-3)	Asbestos Type (0 – 3)	Material Score (2-12) - M	
01	00/01 Garage	Roof Felt	30m2	Sampled				NAD		No Action
02	00/02 Kitchen	Bitumen	<1m2	Sampled				NAD		No Action
NSR	00/03 WC									
03	00/04 Portacabin	Floor tiles	15m2	Sampled				NAD		No Action
NSR	Externals									

## INSPECTION RECORD AND MATERIAL / PRIORITY ASSESSMENTS


Building Name / Number		Popular Garage	Room	00/01
Location / Description		Garage, roof felt		
Sample No	01	Material Assessment Score		0
Product Type	Roof felt	Comments / Recommendations	No Action	
Asbestos Type	NAD			
Extent	30m2			



Building Name / Number		Popular Garage	Room	00/02
Location / Description		Kitchen, Sink pad		
Sample No	02	Material Assessment Score		0
Product Type	Bitumen	Comments / Recommendations	No Action	
Asbestos Type	NAD			
Extent	<1m2			



Building Name / Number		Popular Garage	Room	00/04
Location / Description		Portacabin, Floor tiles		
Sample No	03	Material Assessment Score		0
Product Type	Floor tiles	Comments / Recommendations	No Action	
Asbestos Type	NAD			
Extent	15m2			





**APPENDIX B**  
**LABORATORY RESULTS OF SAMPLES**

## Certificate of Analysis for Bulk Identification

Job No. 12/MAN/B/ 1094

### Customer Address

Nechcol Ltd, Grosvenor House, 20  
Barrington Rd, Altrincham, Cheshire, WA14  
1HB

### Site Address

Popular garage, Mill St, Leek

Customer Order No	MAN/12S/1058
Samples Submitted By	KH
Sampled By	KH
No. of Samples Submitted	3
Date Samples Submitted	08/05/2012
Date Samples Analysed	08/05/2012
Samples Analysed In	Manchester
Samples Analysed By	Catherine Urhegyi

Analyst / Authorised Signature

REC (Asbestos) Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 248 / RECASB01. Where soil analysis requires the taking of representative sub samples, the cone and quarter technique is used as described in RECASB01. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Where this document has been digitally signed, printed copies are uncontrolled.

Samp No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments
1	Garage 00/01- roof felt	Felt	No Asbestos Detected	
2	Kitchen 00/02- Bitumen	Bitumen	No Asbestos Detected	
3	Cabin 00/04- Floor tile	Floor Tile	No Asbestos Detected	

## **APPENDIX C**

### **PLANS**

Floor level	Ground
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Date	4/5/2012
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Drawing ref	1 of 1
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Client details:
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Nechcol Ltd Grosvenor House
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Project No: MAN-12S-1058
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Popular Garage Mill Street Leek
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Asbestos Shading Colours
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1	Sample point
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AWS	Associate with sample
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0/001	Room number
-------	-------------

	Asbestos insulating Board
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	Asbestos cement
--	-----------------

	Asbestos Vinyl/Floor tiles
--	----------------------------

	Bitumen
--	---------

	Insulation/Sprays/Loose
--	-------------------------

	Rope and Textiles
--	-------------------

	Toilet Cisterns
--	-----------------

	Gaskets
--	---------

	Textured coating
--	------------------

	Paper/Felts
--	-------------

	Friction products
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