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Asbestos Survey: Refurbishment & Demolition

**Waterloo wharf.
Uxbridge,
UB8 2QX.**

Client Detail:

**Howarth Homes.
54 Oxford Road
Uxbridge
UB9 4DN**

**Ref Number:
Survey Date:
Report Date:**

**00522/DL
3rd July 2017.
5TH July 2017.**

Checked by:

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ASBESTOS SURVEY REPORT

Client: Howarth Homes.
 54 Oxford Road
 Uxbridge

 UB9 4DN

Site: Waterloo Wharf,
 Uxbridge,
 UB8 2QX.

Area: Area surveyed consisted of Brick built House with slate
 roof and 2 story office block with flat roof.

Date of Survey: 3rd July 2017.

Requested by: Steven Edwards.

Carried out by: Mr Damien Latchford

Surveyors
Signature:

DISCLAIMER

This Asbestos Survey report was completed by Bestoff Contracts Limited, on the basis of a defined program of work and terms and conditions agreed with the Client. This report was completed with all reasonable care and attention, bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.

Bestoff Contracts Limited cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising that may be considered outside of the agreed scope of works.

This report is issued in confidence to the Client therefore Bestoff Contracts Limited cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

Any questions or matters arising from this report may be addressed in the first instance to the surveyor.

INTRODUCTION

Asbestos is a highly hazardous naturally occurring mineral widely used in building construction. If asbestos fibres are inhaled they are likely to give rise to respiratory disease that can lead to a fatal condition. Consequently there is considerable legislation and guidance aimed to eliminate, as far as possible, airborne asbestos to prevent inhalation.

If any alterations or construction works are planned within a building the risk of asbestos contamination should be considered. The presence of any asbestos within the building must be known and that information passed to the persons carrying out the work. Damage to asbestos can affect the person carrying out the work as well as the building occupants.

It is not illegal to have asbestos within a building however there are legal duties covering general safety. The condition of any asbestos within a building may affect safety and therefore it must not be in a condition that results (or is likely to result) in airborne contamination.

It is important to maintain effective management of any asbestos present; therefore a competent person should be nominated to do this.

The competent person should oversee all aspects of asbestos detailed in this guidance note.

THE DUTY TO MANAGE

It is the 'Duty Holders' responsibility to ascertain the location and condition of any asbestos containing materials in accordance with CAW 2012 'Duty to Manage' regulations.

The responsibility for fulfilling the requirements will rest with whoever is in control of the maintenance of the non-domestic premises. This will often be stated in an existing contract or tenancy agreement, but when this is not the case the duty will fall to whoever is in control of the property. Where there are many tenants in single premises, the different employers must be aware of their duty to co-operate under the Management of Health and Safety at Work Regulations 1999.

There is a specific requirement under Control of Asbestos Regulations 2012 (Regulation 7) for all ACMs to be removed as far as reasonably practicable before refurbishment or final demolition. Removing of ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc).

THE KEY REQUIREMENT OF THE REGULATIONS ARE:

To ensure an assessment has been carried out to identify whether asbestos is present in the property and what condition it is in. If there is any doubt as to whether material contains asbestos, it must be presumed that it does, until further information is available.

To record the results of the assessment, It is suggested that a plan of the property is used so that the location of the asbestos containing materials can be clearly located. This information must then be provided to anybody who is liable to work on, or disturb, the material.

Once the risk associated with the materials has been assessed, a written plan must then be devised detailing how that risk is to be managed. This may be to do nothing or to fully remove, depending on the nature of the risk.

To implement the plan and ensure that it is reviewed as necessary to keep it up to date.

CONSIDERATION TO BE UNDERTAKEN

Check that your current arrangements for the management of asbestos within your premises are effective and are being applied properly.

Adopt a precautionary approach to maintenance work. Until a proper assessment has been carried out of your premises you must assume that all materials being worked on are asbestos. Carry out an initial inspection of the premises to look for serious damage and disturbance of material and take effective remedial action as necessary.

RESERVATIONS

We have endeavoured to report all accessible areas and have reported on materials suspected to contain asbestos. However, this survey should not be considered as a fully complete document, but the most comprehensive giving the constraints of the survey by the client.

Therefore any persons using this document should be aware that asbestos or other hazardous materials may be found within the site at a later stage and all necessary safety procedures should be followed. Bestoff Contracts Ltd cannot be held responsible for any later findings.

GENERAL

Information contained within this survey should be made available to all interested parties, including Health & Safety Representatives and contractors. A copy should be held at the property for inspection.

Contractors must ask to see this copy before carrying out any related works. The contractor must not cut, drill or abrade any materials which contain asbestos or where the contractor suspects that the material contains asbestos.

Contractor must not assume that there is no asbestos present if there is no entry on the report within the contractor's proposed working area. If the contractor suspects the presence of asbestos then the contractor MUST seek advice before continuing with the proposed works.

Any work involving this type of asbestos containing material must be carried out in full compliance with the Asbestos Licensing Regulations, The Control of Asbestos at Work Regulations 2006, all other relevant codes of practice and The Health & Safety at Work Act 1974.

If you require any further information or assistance regarding the contents of this report, please do not hesitate to contact the writer.

SCOPE OF SURVEY

To identify the probable extent of asbestos containing materials (ACMs)
Present within Brick built House with slate roof and 2 story office block with flat roof.

As requested by; Steven Edwards.

Survey Type; Refurbishment & Demolition

Survey Exclusions; Electrics were not surveyed due to electric being on apart from where detailed. Nothing surveyed below ground level unless specified. Tank room on top of office block due to no access.

GENERAL RECOMMENDATIONS:

Care needs to be exercised in the normal way during demolition in case any form of asbestos is incorporated in the fabric of the buildings scheduled for destruction.

Employees, sub-contactors and visitors etc. should be informed of the asbestos installations, works on and storage of asbestos to avoid risk of exposure. The usual signage should be employed.

ASBESTOS SURVEY STRATEGY

The objective of carrying out sampling was to, as far as reasonably practicable, identify the nature and extent of any visible asbestos containing material (ACM). Samples were taken using a variety of hand tools including a sharp knife, a specialised boring tool and a sharp chisel, and a hand held spray containing 'damp strip' (a dilute surfactant) was used to wet the material for dust suppression. All samples were collected and double sealed in two self-sealable plastic bags. Great care was taken to prevent cross-contamination between samples. All sampling was undertaken so as to cause the minimum possible nuisance and potential risk to health of building occupants.

As required under the Control of Asbestos at Work Regulations 1987, dust release in sampling must be rendered as low as reasonably practicable and an assessment in respect of likely dust release dictates the need for precautionary measures. This includes the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release, and appropriate cleaning processes.

After sampling, any broken material with potential to cause airborne dust was sealed, and any remaining dust or debris was removed by wet wiping. Immediately after collection the samples were double sealed in suitable containers to prevent release of dust when subsequently handled. Any disposable materials used during sampling or any dust created while sampling was treated as if contaminated by asbestos. Sampling did not impair the structural integrity of the building or plant.

SAMPLING STRATEGY FOR ASBESTOS CONTAINING MATERIALS

A strategy has been established to keep to a minimum the number of bulk/dust samples taken for analysis, hence reducing the potential for asbestos fibre release. The strategy employed is a combination of visual inspection and a sampling of bulk materials.

Where the surveyor suspected a material contained asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform material then a small number of samples were taken as being representative of the whole area. Therefore, visually similar materials in the same area can be assumed to comply with the analysis of the samples taken *i.e. cement roofing sheets*.

METHOD OF ANALYSIS

The samples of materials taken were referenced as set out in the results section of this report. The samples were examined to determine the presence of asbestos fibres. Fibres in the samples were identified using a stereo-microscope, polarised light and dispersion staining technique. All techniques were in strict accordance with HSE document MDHS 77, "Asbestos in bulk materials"

All samples were analysed by Vintec Environmental Management at their laboratory in Watford which is UKAS accredited for the analysis scheduled.

ACM MATERIAL ASSESSMENT ALGORITHM

The material assessment is an assessment of the condition of the 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 initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. HSG 264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered 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 transparent for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the cause of the error. The algorithm shown in HSG 264 considers four parameters that determine the risk from ACMs: that is the ability to release fibres if disturbed.

These four parameters are;
Product Type;
Extent of Damage;
Surface Treatment;
Asbestos Type;

Each of the parameters are scored and added to give a total between 2 and 12.

Materials with scores of 10 or more should be regarded as high risk, with a significant potential for fibre release if disturbed.

Those with a score of between 7 and 9 are regarded as medium risk.

Materials with a score between 5 and 6 are low risk

Materials with a score of 4 or less are very low risk.

<u>Material Assessment Algorithm</u>		
Sample variable	score	Examples of score

Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (I.e. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.
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 fibers
	3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resin, 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.
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

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.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some 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 this 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 this 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 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 a 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.

PRIORITY ASSESSMENT ALGORITHM

Priority Assessment Algorithm		
Assessment Factor	Score	Examples of score
Normal occupant activity Main type of activity in area	0	Rare disturbance activity (i.e. little used store room)
	1	Low disturbance activity (i.e. office type activity)
	2	Periodic disturbance (i.e. industrial or vehicular activity which may contact ACMs)

Secondary activities for area	3 As above	High levels of disturbance (i.e. fire door with asbestos insulating board sheet in constant use) As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
Accessibility	2	Rooms up to 100m Sq.
	3	Confined spaces
	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
Extent/Amount	2	Easily disturbed
	3	Routinely disturbed
	0	Small amounts or items (strings, gaskets)
	1	≤ 10m sq or ≤ 10m pipe run
	2	>10m sq or ≤ 50m sq or > 10m to ≤ 50m pipe run
	3	> 50m sq or > 50m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
Frequency of use of area	3	> 10
	0	Infrequent
	1	Monthly
	2	Weekly
Average time area is in use	3	Daily
	0	< 1 hour
	1	>1 hour < 3 hours
	2	> 3 hours < 6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (i.e. possibility of contact when gaining access)
	1	Low disturbance (i.e. changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (i.e. lifting one or two asbestos insulating board tiles to access a valve)
Frequency of maintenance activity	3	High level of disturbance (i.e. moving a number of asbestos insulating board ceiling tiles to replace a valve)
	0	ACM unlikely to be disturbed for maintenance
	0	≤ 1 per year
	1	> 1 per year
	2	> 1 per month
	3	

ASBESTOS TYPES

It is important to understand the basic types of asbestos and the forms in which it is present in order to appreciate the associated risk.

There are 3 common types of asbestos

- Chrysotile - (white asbestos)
- Amosite - (brown asbestos)
- Crocidolite - (blue asbestos)

Blue asbestos is generally regarded as being the most hazardous, though all types can cause lung damage and should be regarded with the same degree of caution.

The form in which the asbestos is present is more important in determining the risk to health as some forms of asbestos release fibres into the atmosphere more readily than other forms. The main forms present in buildings, in ascending degree of risk, are;

Asbestos Cement	Lowest Risk
Asbestos Insulating Board	
Asbestos Rope	
Asbestos Insulation	
Asbestos Spray Coating	Highest Risk

THE LOCATION OF ASBESTOS IN BUILDINGS

The use of asbestos coating and insulation, and most types of asbestos is now prohibited by law. Many thousands of tons of asbestos have previously been used in buildings of all types, and much of it is still present. The common uses of asbestos within buildings are:

SPRAY COATING

Used for fire protection and/or thermal & acoustic insulation to;

- Structural steelwork
- Concrete walls
- Soffits/ceilings

INSULATING

Used as general thermal insulation for:

- Pipework
- Boilers
- Pressure vessels
- Ducting

ASBESTOS ROPE/CLOTH

Used as a component of:

- Gaskets and seals to boilers and flues
- Fire blankets
- Protective curtains

ASBESTOS INSULATING BOARD (AIB)

Used for fire protection, insulation and as a general building board (under various trade names, including asbestolux) within:

- Wall partitions
- Ceiling tiles
- Ducts
- Wall linings
- Fire breaks

Fire protection on doors
Panels to heating units and switchgear

ASBESTOS CEMENT

Produced as profiled and flat sheeting, and moulded products for use within:

Roofs
Partitioning
Shuttering
Soffits
Rain water goods
Water tanks
Flue pipes
Roof tiles/slates
Decorative finishes

MISCELLANEOUS USES

In roofing felt and damp proof material
Within vinyl floor tiles
Some textured coatings.

SURVEY SUMMARY

For positive identification of asbestos containing materials please refer to the individual sample data sheets.

EXECUTIVE SUMMARY

Asbestos Sprayed Coatings	None Found
Asbestos Insulation	None Found
Asbestos Insulation Board	Basement ceiling.
Asbestos Textiles	None Found
Asbestos Cement	Lodge roof.
Asbestos Products	Floor tiles.

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	Sample Date	No.	Location	Description of materials	Extent (approx)	Ass. Score	Comments/Action
	3/7/17	1	Basement ceiling	AIB panels	Throughout basement	8	Remove by licensed contractor
	3/7/17	2	Basement ceiling	AIB panels	Throughout basement	8	Remove by licensed contractor
	3/7/17	3	Basement floor	Floor tiles	Throughout basement	3	Remove by competent Person
	3/7/17	NA	Lodge roof	Corrugated sheets	25m2	4	Remove by competent Person
	3/7/17	1	Office kitchen floor	Within bitumen only	4m x 4m	3	Remove by competent Person

Sample Data Sheet

Site Address Waterloo Wharf Uxbridge UB8 2QX		Client	Howarth Homes
		Project No.	00522/DL
Sample No.	1	Survey Type	Refurbishment/Demolition
Product	Ceiling panels	Product Type	AIB
Area	Basement ceiling	Damage	None
Floor	Basement	Asbestos Type	Chrysotile & Amosite
Room	Basement	Mat Risk Score	8
Asbestos?	Yes	Quantity	Throughout basement
Date	3/7/17	Accessibility	Good

Action/Notes :Remove by licensed contractor



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Sample Data Sheet

Site Address Waterloo Wharf Uxbridge UB8 2QX		Client	Howarth Homes
		Project No.	00522/DL
Sample No.	2	Survey Type	Refurbishment/Demolition
Product	Ceiling panels	Product Type	AIB
Area	Basement ceiling	Damage	None
Floor	Basement	Asbestos Type	Chrysotile & Amosite
Room	Basement	Mat Risk Score	8
Asbestos?	Yes	Quantity	Throughout basement
Date	3/7/17	Accessibility	Good

Action/Notes :Remove by licensed contractor



Sample Data Sheet

Site Address Waterloo Wharf Uxbridge UB8 2QX		Client	Howarth Homes
		Project No.	00522/DL
Sample No.	3	Survey Type	Refurbishment/Demolition
Product	Floor tiles	Product Type	Asbestos composite
Area	Basement floor	Damage	None
Floor	Basement	Asbestos Type	Chrysotile
Room	Basement	Mat Risk Score	3
Asbestos?	Yes	Quantity	Throughout basement
Date	3/7/17	Accessibility	Good

Action/Notes :Remove by competent person



Sample Data Sheet

Site Address Waterloo Wharf Uxbridge UB8 2QX		Client	Howarth Homes
		Project No.	00522/DL
Sample No.	NA	Survey Type	Refurbishment/Demolition
Product	Roof Sheets	Product Type	Asbestos cement
Area	Lodge roof	Damage	None
Floor	Roof	Asbestos Type	Chrysotile
Room	External	Mat Risk Score	4
Asbestos?	Yes	Quantity	25m2
Date	3/7/17	Accessibility	Good

Action/Notes :Remove by competent persons



<u>Sample Data Sheet</u>			
Site Address Waterloo Wharf Uxbridge UB8 2QX		Client	Howarth Homes
		Project No.	00522/DL
Sample No.	1 Office	Survey Type	Refurbishment/Demolition
Product	Bitumin	Product Type	Bitumin
Area	Kitchen floor	Damage	None
Floor	Ground	Asbestos Type	Chrysotile
Room	Kitchen	Mat Risk Score	2
Asbestos?	Yes within bitumin	Quantity	4m x 4m
Date	3/7/17	Accessibility	Good
Action/Notes :Remove by competent person			

Additional Advise and information

As the reader of this report you are recommended to make sure that it meets with your requirements. Publication HSG 264 Asbestos: The survey guide suggests the following:

- Check your report against our quotation or your tender
- Check for any caveats or disclaimers you are unsure of
- Check that the survey is as you requested (demolition)
- Check you understand the attached plans
- Check that we have accessed all the areas and rooms you wanted us to