Airsafe Surveys Ltd

Demolition / Refurbishment

Asbestos Survey Report

Comissioned By

J Mould (Reading)

Site Address

Weir House

50 Riverside Way

Uxbridge

UB8 2YF

Survey Conducted

9th Aug 2023

Survey Conducted By

Surveyors: M Huddleston, D Cooper

Report Production

Report Prepared by: D Cooper

Date: 14th Aug 2023

Signature: 

Report Proof-Read by: A Porter

Date: 14th Aug 2023

Signature: 

Contact Points

Airsafe Surveys Ltd
14 Normandy Street
Alton
Hampshire
GU34 1BX

Tel: 01420 89990

Mr Andrew Porter
(Survey Manager)

CONTENTS

1.0 Executive Summary

Within the scope of this survey no Asbestos Containing Materials (ACM's) have been identified.

Total number of suspect materials sampled	**3**
Number of samples containing Asbestos	**0**

Total Recommendations for:

• Remove	**0**
• Encapsulate, label & manage in-situ	**0**
• Label & manage in-situ	**0**
• Manage in-situ	**0**

Throughout the report the following colour coding is used.

Red	Laboratory analysis shows that **asbestos is present** in the recovered sample.
Orange	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is **considered likely that asbestos is present.**
Green	Laboratory analysis shows that **asbestos is not present** in the recovered sample (NADIS)

Asbestos Insulation (lagging / sprayed insulation)

- N/A

Asbestos Insulation Board

- N/A

Asbestos Cement Products

- N/A

Asbestos Textile Materials

- N/A

Asbestos Composite Materials

- N/A

Materials found to be NADIS (no asbestos detected in sample)

- B01 – Plant room, External panels
- B02 – Plant room, Internal panels
- B03 – Roof, New fibre roof tiles

Demolition / Refurbishment Asbestos Survey – General Building Description	
Area	**Comments**
Roof	New fibre tiles
Loft Spaces	Limited access (no hatch points), where accessed – man-made mineral fibre (MMMF) and foam wrapped pipes were visible
Soffits	None
Facias	None
Rain Water Goods	Metal with cement hopper
Flues / Cowls	Plastic waste soil pipes
Cavity Walls	Plasterboard lined walls with MMMF or polystyrene insulation
Partition Walls	Plasterboard internals to flats with MMMF insulation, between flats acoustic plasterboard with a 30mm void filled with MMMF.
Ceilings	First floor a suspended plasterboard ceiling Ground floor plasterboard ceiling with small void above to concrete.
Window / Door Frames	Metal windows, wooden door frame with internal plastic packers
Floor Voids	Slab concrete floors throughout
Floorings	Carpet onto slab in all room apart from bathrooms, kitchens and communal areas – modern vinyl onto slab
Concealed Risers / Voids	All risers and voids accessed, waste soil pipes, bare copper pipes and plastic pipes therein
Electrical Switchgear	Modern live, installed individually to flats
Beyond Suspected / Known ACMs	Not applicable
Plant / Equipment	Water heater to each flat Roof plant room – two water tanks and MMMF covers pipework
Locked Areas	None

Areas excluded from the scope of this survey

- Voids beyond known or suspected asbestos containing materials were not accessed.
- Soil and land testing is not covered in the remit of this survey.

Background

1.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.

1.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties, which, when inhaled can lodge in the lining of the lungs causing disease and death.

1.3 For this reason, the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and buildings throughout the UK.

Scope and Purpose

1.4 J Mould (Reading) has commissioned Airsafe Surveys Ltd to undertake a Demolition / Refurbishment Asbestos Survey of Weir House, 50 Riverside Way, Uxbridge UB8 2YF. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's, as far as is reasonably practicable. This report provides a record and assessment of the extent and characteristics of ACM's. It is assumed that all ACMs identified will be removed to enable demolition / refurbishment, therefore priority assessment scores are not given.

1.5 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it cannot be ruled out that undiscovered ACMs may be present in inaccessible areas due to the way that ACMs were used during construction. Therefore, we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should any suspect material become accessible during the course of any demolition / refurbishment works.

Site Description & Survey Purpose

The purpose of the survey was to locate and identify any ACM's, within the areas/building prior to refurbishment/demolition work.

Sources of Data

Background Information

1.6 No background information was available concerning the location of asbestos-containing materials within the buildings on the site.

Inspection, sampling and testing

1.7 Airsafe Surveys Ltd carried out a visual inspection of the buildings. The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.

1.8 Based on the findings of the visual inspection, representative bulk samples of materials suspected of containing asbestos were recovered. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264 (Asbestos: The Survey Guide), published by the Health & Safety Executive.

1.9 The recovered samples were subsequently examined by Airsafe Analytical Ltd (UKAS number: 4376) to establish their asbestos content, in accordance with their in-house procedures and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures), published by the Health & Safety Executive. The analysis certificate is presented in Appendix A.

Presentation of Findings

Data Sheets

1.10 A series of data sheets provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix B. The information in the data sheets is summarised in Appendix C.

Plans

1.11 Asbestos location plans presented in Appendix D if supplied by client at the time of the survey, shows the locations of all materials found to contain Asbestos (ACM's). Additionally, areas of no access, if applicable, will be highlighted on the plans.

Material Assessment Algorithm

1.12 A material assessment algorithm for potential of fibre release has been carried out for all asbestos materials found, based on their product type, condition (extent of damage/deterioration), surface treatment and asbestos type. The method adopted is as described below:

Sample Variable	Score	Examples of scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
	3	Thermal insulation (e.g. pipe & boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.
Extent of Damage / Deterioration	0	Good Condition
	1	Low Damage
	2	Medium Damage
	3	High Damage
Surface Treatment	0	Composite materials (reinforced plastics, resins, vinyl tiles)
	1	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated), asbestos cement
	2	Unsealed AIB, or encapsulated lagging & sprays
	3	Unsealed lagging & sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Score	Potential to release fibres
10 or more	High
7 – 9	Medium
5 – 6	Low
4 or less	Very Low

Control of Asbestos Regulations

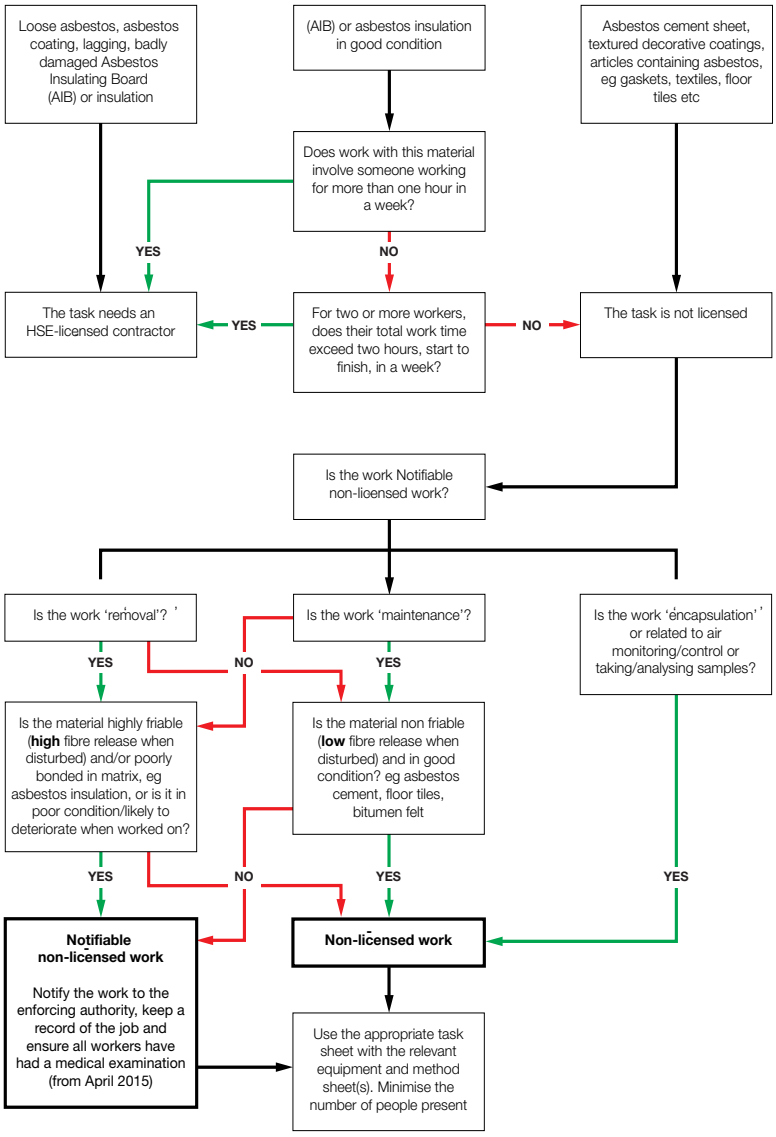
1.13 The Control of Asbestos Regulations 2012 (CAR) applies to most work situations involving risk of exposure to asbestos. CAR requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up-to-date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- If any remedial / removal works are required it should be determined whether the work is licensed, notifiable non-licensed or non-licensed. This has to be determined in each case and will depend on the type of work being carried out, the type of material and its condition (as shown in the decision flow chart below).
    - Some non-licensed work needs to be notified to the relevant enforcing authority.
    - Brief written records should be kept of non-licensed work, which has to be notified e.g. copy of the notification with a list of workers on the job, plus the level of likely exposure of those workers to asbestos. This does not require air monitoring on every job, if an estimate of degree of exposure can be made based on experience of similar past tasks or published guidance.
    - By April 2015, all workers / self-employed carrying out notifiable non-licensed work with asbestos must be under health surveillance by a Doctor. Workers who are already under health surveillance for licensed work need not have another medical examination for non-licensed work. BUT medicals for notifiable non-licensed work are not acceptable for those carrying out licensed work.
- Make a written assessment of the risk of exposure from asbestos.
- The Regulations require mandatory training for anyone liable to be exposed to asbestos fibres at work. This includes maintenance workers and others who may come into contact with or who may disturb asbestos as well as those involved in asbestos removal work.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:

- Materials known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, remove.
- Materials known or presumed to contain asbestos, but which does not pose a risk of exposure, are maintained in a good state of repair.
- Information about the location and condition of materials known or presumed to contain asbestos are given to anyone likely to disturb them.

Decision flow chart

Use this simple flow chart to help you decide who needs to do the work:



2.0 References

(1) HSG264 Asbestos: The Survey Guide
HSE Books

(2) HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.
Methods for the Determination of Hazardous Materials, HSE Books

(3) HSG227 A Comprehensive Guide to Managing Asbestos in Premises
HSE Books

(4) The Control of Asbestos Regulations 2012

(5) Working with materials containing Asbestos
Approved Code of Practice (CAR 2012)

Appendix A

Results of Laboratory Testing
(Bulk Sample Identification Certificates)

AIRSAFE ANALYTICAL LTD
14 NORMANDY STREET, ALTON, HANTS, GU34 1BX

TEL: 01420 88883 / 89990 email: info@airsafe.org.uk

4376

Certificate of Analysis

Job Number :	AA26759	Date :	11/08/23	Analyst :	AP

Name & Address of Client :	Site Address :
Airsafe Surveys Ltd on behalf of:	Weir House
J Mould (Reading)	50 Riverside Way
Hydecrete Pit	Uxbridge
Pingewood Road North	
Burghfield	
Postcode : RG30 3XN Tel : 0118 9575555	Postcode : UB8 2YF

Date Samples Taken :	09/08/23	Certificate Number :	1 of 1
Date Samples Received :	09/08/23	Total Number of Samples :	3
Date of Analysis :	11/08/23	Clients Representative :	AS4156

Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.
All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.

AA Sample Reference	Client Sample Number	Sample Description / Material Type	Fibre Type Detected
B01	B01	Plant Room Wall Panel Ext	NADIS
B02	B02	Plant Room Wall Panel Int	NADIS
B03	B03	Roof Tile	NADIS

NADIS = No Asbestos Detected In Sample

All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.

Job Number :	AA26759	Copy Number :	ONE	Issued to :	Martyn Huddleston
Authorised by :	A Porter	Date :	11/08/23	Time :	1439
Signature :					

ISSUE NUMBER	10	DATE	APR 2021

Appendix B

Data Sheets

Sample Ref: B01 **Location:** Plant room

Material Sampled: External panels

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref: B02 **Location:** Plant room

Material Sampled: Internal panels

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref: B03 **Location:** Roof

Material Sampled: New fibre roof tiles

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations: N/A

Appendix C

Summary of Findings

No	Location	Material Sampled	Asbestos Content	Quantity
B01	Plant room	External panels	No Asbestos Detected	N/A
B02	Plant room	Internal panels	No Asbestos Detected	N/A
B03	Roof	New fibre roof tiles	No Asbestos Detected	N/A

Appendix D

Asbestos Location Plan

Not applicable

No ACMs identified