Asbestos Survey Report 10/04/2016

Refurbishment Survey

3355
Ground Floor
116 Boundary Road
London
NW8 0RH

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Content Page

Survey Details

Property Information

Property Name - Property Reference Number:	3355 - Ground Floor
Address & Postcode:	116 Boundary Road, London, NW8 0RH.
Property Coordinator:	
Telephone / Mobile:	
Email:	

Client Information

Client Name - Client Reference Number:	Mackover - CO1316
Address & Postcode:	64a Canfield Gardens, London, NW6 3EB.
Telephone / Mobile:	
Email:	

Contractor Information

Contractor Name - Contractor Reference Number:	Nova Asbestos Surveys - CO1
Address & Postcode:	43 Berkeley Square, London, W1J 5FJ.
Telephone / Mobile:	0333 012 4235
Email:	Info@nova.uk.net
UKAS Reference Number:	

Refurbishment Survey Information

Survey Reference:	FS1957
Start Date:	20/04/2016
Completion Date:	20/04/2016
Publish Date	20/04/2016

Document Authorisation

Kirk Pearce Lead Surveyor	Simon Pearce Technical Manager

Executive Summary

A Refurbishment Survey was carried out at Ground Floor on the 10/04/2016

The purpose of the survey was to identify, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACMs) in the areas inspected and assess their condition.

Refurbishment survey information was requested for this building.

This type of survey is intrusive and may involve destructive inspection, as necessary, to gain access to potentially hidden asbestos within the building fabric. The level of intrusion necessary was defined in the scope of works for this project.

Changes to the scope of work identified in this report may necessitate further inspection and sampling. Destructive inspection was only carried out in areas which would be disturbed for this project. ACMs may still be hidden within the building fabric.

Construction/down taking plans appended to this report indicate the areas surveyed within this building.

This report was published on 20/04/2016. Updated information may be present on the asbestos management system which should be checked on a regular basis

During this Survey 0 sample(s) were taken for analysis. There were 0 asbestos items identified or presumed to contain asbestos within the property.

Room/locations containing High Risk Material:

Of the areas inspected, there were no locations identified (or presumed) to contain High Risk ACMs.

Inaccessible Room/locations:

All areas were accessed as agreed at the pre-survey stage.

Inaccessible Items:

All items were accessed during the survey.

Survey Information

Objective & Scope

Objectives and Scope of Work

Nova Environmental Limited (NOVA) was requested and authorised by Client, to undertake a Pre-demolition / Pre-refurbishment Asbestos Survey (�Full access sampling and identification survey�).

The purpose of this survey was to identify and establish as far as reasonably practicable, the presence of ACMs and their quantitative extent within the building(s). This is intended to assist Client to manage and minimise any health & safety risks associated with the refurbishment/demolition of the building(s), and to ensure a sufficient level of information is provided to enable the client to obtain a competitive contract for any necessary abatement works.

The survey has been undertaken with appropriate reference to Health and Safety Executive (HSE) publication HSG264 �Asbestos: The Survey Guide� and is intended to underpin a strategy for compliance with the Control of Asbestos Regulations (CAR) 2006.

Presented in this report are the findings of our site observations, sample analysis results and our recommendations for future actions with respect to the identified materials from the Pre-demolition / Pre-refurbishment Asbestos Survey. These are based upon a fully intrusive inspection of an unfamiliar site unless otherwise stated.

During the course of the Pre-demolition / Pre-refurbishment Asbestos Survey, all reasonable efforts were made to identify the presence of ACMs and �look alike� materials within accessible areas of the building. This comprised a visual inspection with confirmatory sampling of suspected ACMs together with further intrusive investigations in specific locations. Whilst the survey cannot guarantee to have identified all ACMs potentially hidden or obscured within the building fabric and/or structure, the information provided by the investigation is intended to be representative of the structure as a whole.

In the case of Pre-demolition / Pre-refurbishment Asbestos Surveys it must be understood that ACMs may be uncovered in areas where inspection points have not been made. Other than discrete representative sampling, no ACMs have been disturbed or removed during the course of this survey. It is therefore a possibility that additional ACMs may be present behind those identified. These may only be discovered during any subsequent asbestos removal work. **Inaccessible areas will be deemed to contain asbestos until proven otherwise.**

Survey Information

Method

Please see the objectives.

Survey Information

Limitations

Inaccessible Areas and Limitations

The client should refer to the NOVA standard terms and conditions of engagement attached with the works proposal. The HSE publication HSG264 entitled ‘Asbestos: The Survey Guide’ details guidance on the surveying, assessment and management of ACMs.

Intrusive investigations (Pre-demolition / Pre-refurbishment Asbestos Survey)

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs and ‘look alike’ materials in a building and may involve destructive inspections, as necessary, to gain access to all areas, where under normal circumstances it would be reasonable to expect the possible presence of ACMs, including those that may be difficult to reach. The survey scope includes a full representative sampling programme undertaken in accordance with our technical procedures and estimates of the volume and surface area of ACMs made.

This type of survey is designed to be used as a basis for tendering for the removal of ACMs from the building before demolition/refurbishment, so does not assess the condition of the asbestos. However, NOVA undertake a material assessment for each item to cover areas where damage or debris may be present, and if appropriate these are highlighted in a pre-works hazard statement. Any recommendations made are based upon the understanding that the site is to undergo major refurbishment and/or demolition. The primary recommendation therefore would be the appropriate removal of ACMs as required. No priority assessments or consideration to the ongoing management of ACMs has been provided. It is recommended that a competent person is retained by the client to supervise any refurbishment/demolition works and to manage any further inspections or confirmatory identification sampling which might be required upon opening-up or discovery of any hidden areas or voids.

Intrusive investigations specific to this survey were undertaken using hand operated power tools only. No allowance was made for destructive works using mobile plant or other heavy equipment. Areas where intrusive inspections were carried out were not ‘made good’ afterwards unless by prior arrangement with the client. The locations were selected following a preliminary visual appraisal of the building, a review of relevant information made available by the Client and the professional experience of our survey team. Whilst the survey cannot guarantee to have identified all ACMs potentially hidden or obscured within the building fabric and/or structure, the investigations were undertaken in locations that were intended to be representative of the structure as a whole.

If indicative costs have been included in relation to asbestos abatement works these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. Any person(s) using the report in this way MUST use all reasonable skill and diligence to verify that the contents of the report are accurate and suitable for the intended use, thereby satisfying themselves as to the extent of ACMs within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials, or that may only become apparent during major refurbishment or demolition works.

The scope of the survey was selected on the basis of the specific redevelopment proposed by the Client and may be inappropriate to another form of redevelopment or scheme. The opinions provided, inter alia, take into consideration current available guidance relating to intrusive surveys and our understanding of the proposed redevelopment provided by the Client; no liability can be accepted for the retrospective effects of any future changes or amendments to these information sources.

Typical exclusions from the intrusive survey (where special arrangements would be required to facilitate access) or specific areas of no access are documented below. It should be noted that the list is not exhaustive. All areas or items that have not been accessed during the survey should be presumed to contain asbestos until proven otherwise.

Areas of No	Comments
Live plant and electrical equipment	Enclosed or internal areas of any potentially live plant or equipment may contain asbestos materials. Access to live electrical equipment is excluded from the scope of survey unless specifically requested by the Client. Safe access, including copies of isolation certificates must be provided by the client in the event that such equipment is inspected.
Inspection at height	Representative access to high-level areas will be made so far as is reasonably practicable provided specialist access equipment has been allowed for in the scope of works, otherwise presumptive observations would be made and specified.
Restricted areas	Any area or space which would require specialist access would not be accessed unless by prior agreement with the client. Unless the requisite access has been made e.g. qualified lift engineer, and this is stated in the report it should be assumed that no access has been made. Typical examples include: • Lift equipment and Shafts • Areas designated as ﷽Confined Spaces﷽ • Areas where asbestos is present and would need to be disturbed to facilitate an inspection.
Gaskets within pipe joints and plant equipment	Gaskets inserted in pipe joints etc. and bituminous materials such as damp proof membranes, under sink pads and roof felts or membranes may contain a trace content of asbestos. Under normal conditions these materials will not give rise to significant airborne fibre concentration due to the fibre being tightly bonded within a well bound matrix. Representative samples will be taken in accordance with our technical procedures, but in the absence of confirmatory analysis, the presence of asbestos in these materials should be presumed.
Multi-layer or composite structures	Multi-layer or composite structures Limited representative inspections to multi-layer or composite structures such as floor slabs, roof structures, etc, will be made. Representative sampling of outer finishes such as floor screeds or other finishes e.g. renders, bituminous layers or felts would also be undertaken. However, core sampling or other techniques allowing for full depth sampling of such elements would not routinely be undertaken unless stated in the agreed scope of works. It would be reasonably practicable to allow for such extensive intrusive investigation in instances where information is made available to us, prior to the survey planning stage, indicating that such elements may contain asbestos fibre within its inner layers.
Portable plant or equipment	Portable plant or equipment will not be accessed.
General obstructions	Any area or space, which involved the moving of fixed equipment, would not be accessed.
Fire doors	Fire doors may internally contain asbestos. Representative access to fire doors will usually be made so far as is reasonably practicable and these should be stated in the report.
Fixed ceilings and wall/floor cavities	Limited representative inspections would be made in specific locations in accordance with our technical procedures. There remains the possibility of ACMs remaining in voids that have not been accessed.
Insulation to plant equipment and pipes	Limited representative inspections would be made in specific locations in accordance with our technical procedures. There remains the possibility of ACMs remaining in areas outside of the immediate sampling/inspection point.
Ventilation ducts	No access would be made within ventilation ducting. There is a possibility that asbestos gasket material or an asbestos lining may be present.
Ducts and risers	Limited representative inspections would be made in targeted locations as stated in the report. There remains however the possibility of ACMs remaining in ducts or risers that have not been accessed.
Any area, room or space occupied at the time of the survey	Any area, room or space occupied at the time of the survey Access to any occupied areas would be presumptive only. Consequently such areas are excluded from the scope of the Pre-demolition / Pre-refurbishment Asbestos Survey. Unrestricted and safe access must be provided by the client in the event that such areas are to be inspected at a later date. NOVA reserves the right to charge additional fees for any re-visits as required after consultation with the client.
Any area, room or space flooded at the time of the survey	No access would be made within any flooded areas unless the client can ensure unrestricted and safe access. NOVA reserves the right to charge additional fees for any re-visits as required after consultation with the client.

Survey Information

Specific Exclusions

Where detailed, it was agreed at the pre-survey stage that the following room/locations would be excluded from the scope of Survey. The room/locations do not include more general exclusions (i.e. inaccessible room/locations/items) detailed elsewhere.

Area/floor	Room/location
No Room/locations Found.	

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation (unless agreed at the pre-survey stage).

Areas requiring specialist access arrangements or equipment (other than stepladders) will not be assessed unless otherwise stated and agreed at the pre-survey stage. Fire doors were not inspected internally to ascertain if they are manufactured using ACMs as to do so would entail overly destructive testing procedures.

Survey Results

Recommendations

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
No Action/recommendations Found					

Sample Summary

Sample	Product/debris Type	Area/floor	Room/location	Asbestos Type
No Sample Found				

Room/location Details including Construction Details

Room/location Details

Room/location Reference:	001
Room/location Description:	All areas
Area/floor Reference:	001
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:
Plasterboard

Walls:
Brick

Floor:
Timber

Doors:
Timber

Windows:
Plastic

Comments:

Survey Results

Summary of Remedial or Removal Works

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
No Remediation & Removal Works Required					

Assessment Information

Material Risk Assessment Algorithm

Material assessments consider the type and condition of the ACM and the ease with which it will release fibres when subject to disturbance. The main parameters are:

a. Product Type
b. Extent of Damage & Deterioration
c. Surface Treatments
d. Asbestos Types

The 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. It does not automatically follow that those materials assigned the highest score will be the priority for remedial action, such priorities must be determined by conducting and subsequently considering the results of a priority assessment.

To achieve some form of standardisation of the risk rating and action level, the assessment algorithm contained within HSG264 has been adopted, which is based upon a numerical rating given to each of the parameters considered above. The addition of each number results in a score that falls into one of four possible risk categories, which can assist the duty holder to prioritise the need for action as part of the plan for managing asbestos.

Assessment Factor	Score	Score Variables
Product Type (a)	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage (b)	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks, Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment (c)	0	Composite Materials Containing Asbestos: Reinforced Plastics, Resins, Vinyl Tiles
	1	Enclosed Sprays and Lagging, AIB with Exposed Face Painted or Encapsulated, Unsealed Asbestos Cement Sheets
	2	Unsealed AIB or Encapsulated Lagging and Sprays
	3	Unsealed Lagging and Sprays
Asbestos Type (d)	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Assessment Information

Material Classifications

The following material assessment categories are used within this survey and indicate the level of hazard each material presents.

(10≥) High
ACMs in this category are regarded as having a significant potential to release fibres if disturbed. Such ACMs require urgent consideration to ensure people are not exposed to the hazard. In most circumstances plans for removal should be implemented and in the interim, the affected area should be sealed off.

(7-9) Medium
ACMs within this category do not always pose an imminent threat and the likelihood of fibre release is moderate under existing conditions. A decision regarding how these ACMs are to be managed should be made promptly and most likely as part of an overall management plan. Such situations should be regularly inspected to ascertain any change to circumstances unless serious damage is present or debris is visible, then this will require action which could involve removal or encapsulation.

(5-6) Low
ACMs within this category should be regarded as providing a low risk to people exposed to them but precautions should be followed and the situation should be monitored through regular re-inspections to ascertain any deterioration in condition which may occur with the passage of time. These ACMs generally have no or very little sign of historic damage.

(≤4) Very Low
ACMs within this category do not generally present a significant risk. They should be managed and only considered to be removed if the item falls within a refurbishment and demolition area and the works are likely to disturb the material.

(0) No Risk
No ACM present.

Survey Appendices

Remedial Options

There are a variety of remedial options available. In many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired and these options should be considered first. Where such actions are not practical, ACMs should be removed. Recommended action in the Management Survey will normally involve one or more of the following:

Removal
ACMs vulnerable to damage should often be removed. Where they are in such poor condition, removal is often the only practical option. Removal is required where refurbishment or demolition works are planned that will impinge on the ACMs present.

Management
Management of the ACMs present (where these are not in poor condition or vulnerable to damage) is achieved by labelling, registering and monitoring as necessary. Such management should be undertaken in compliance with CAR 2012.

Monitor
Re-inspection of ACMs should be undertaken at regular intervals determined by the risk priority and by a trained, suitably experienced and competent person. This may be accompanied by air testing where relevant to determine whether any asbestos fibres are present.

Label
Where an ACM is detected, regardless of its risk categorisation, it is recommended that approved industry specific warning labels are positioned to prevent accidental damage to the material.

Protection/enclosure
Undertake enclosure where the ACM is in poor condition or vulnerable to damage. This involves protection by a physical barrier, such as a timber casing. The casing is sealed and as airtight as possible to prevent the migration of fibres.

Sealed/encapsulate
There are two methods of encapsulation: applying a durable layer adhered to the surface of the ACM, or applying a material that penetrates the ACM before hardening which locks the material together.

Repair
All repairs should be undertaken by a competent person with the relevant training and equipment. Repair should only be undertaken if the damage is slight. There are a number of methods including filling, wrapping and isolated encapsulation. All repairs will be carried out using non-asbestos containing materials and appropriate precautions undertaken to prevent the release of any asbestos fibres.

Remove
The HSE recommend against removal of asbestos if the removal is undertaken without due consideration of the potential to increase the risk of harm. ACMs should be removed where found to be in poor condition, if it is not possible to undertake maintenance works without disturbance, or refurbishment works are due to be undertaken. Only HSE licensed contractors may be appointed to deal with work that contains 'high risk' ACMs.

Periodic Air Test
Where there is a large amount of ACMs in a confined space with a history of unauthorised disturbance, periodic air tests may be undertaken to monitor asbestos fibre levels to confirm that it is safe to access the area.

Survey Appendices

Regulations and Guidance

Legislation

The Health & Safety at Work Act (1974) and The Management of Health and Safety at Work Regulations (1999) collectively require employers to provide a safe workplace for all their employees and those affected by their activities.

Asbestos specifically and work with asbestos is covered by specialist regulations known as The Control of Asbestos Regulations 2012 (CAR 2012). The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of ACMs.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these ACMs.
5. Prepare a plan setting out how the risks from the ACMs are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Approved Codes of Practice and Guidance Documents

There is a raft of publications that disseminate advice and information relating to asbestos which should be consulted by those who work with or have an obligation to manage ACMs (please note this list is not exhaustive).

1. L127 'The management of asbestos in non-domestic premises'
2. L143 'Work with materials containing asbestos'
3. HSG 189/2 'Working with asbestos cement'
4. HSG210 'Asbestos essentials task manual'
5. HSG213 'Introduction to asbestos essentials'
6. HSG227 'A comprehensive guide to managing asbestos in premises'
7. HSG247 'Asbestos: The licensed contractors' guide'
8. HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'
9. HSG264 'Asbestos: The survey guide'
10. INDG223 'A short guide to managing asbestos in premises'

The HSE has also published 38 'Asbestos essentials task sheets' and 10 'Equipment and Method sheets' which can help ensure compliance with CAR 2012 and illustrate 'good practice'.

Bulk Analysis Results

Documents Enclosed.

Site Plans

Documents Enclosed.