Asbestos Surveys and Removal

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Asbestos Management Survey

35 Southill Park
London
NW3 2SP

Ref: ACE2193

Date: 20th April 2018

Sample Analysis by Independent UKAS Accredited Laboratory

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1.0 SUMMARY

Ace Asbestos Limited undertook an Asbestos Management Survey of 35 Southhill Park, London, NW3 2SP on 20th April 2018. Mr Dave Ritchie was the lead surveyor.

No samples were taken during this survey, all areas and elements were visually inspected and found to be non-asbestos and therefore no further action is required.

Ace Asbestos Limited is a specialist Asbestos Surveying Company providing a comprehensive asbestos surveying service to professionals active in the property management and development sectors.

The law requires that all asbestos containing materials within your premises are identified and managed to ensure that they are maintained in good condition so that asbestos exposure is prevented. This duty applies to all non-domestic properties, i.e. commercial, public buildings, shops, offices and communal areas associated with residential properties.

Our company is a specialist asbestos-surveying consultancy that has tailored it services to provide a cost-effective, efficient and reliable resource for duty/lease holders. **With such an emotive issue as asbestos we are renowned for our discretion.**

1.1 Contact Points at Ace Asbestos – General

In the event of any queries please do not hesitate to contact us:

Dave Ritchie Technical Director	Mobile: 07832 110 482 Email: dave@aceasbestos.com
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1.2 Introduction

Ace Asbestos Limited has undertaken an Asbestos Management Survey to assess the presence of asbestos containing materials (ACM) to the building.

With respect to asbestos containing materials that are present within the building, the primary objective of this level of survey is to identify hazardous conditions that may expose the occupiers, in their normal use of the building, to the risk of asbestos fibre inhalation.

Given the limitations of the type of survey, we cannot guarantee that all asbestos materials have been detected. If major demolition or refurbishment is planned, then the areas concerned should be re-examined and a Refurbishment or Demolition Survey must be commissioned.

The information contained in this document should never be used as the sole tool for developing a scope of work for asbestos removal.

1.3 Register of Inspections

A register of inspections has been provided. For each location within the surveyed building, we have assigned one of following three statuses:

a) Asbestos Detected, with the type of material identified in red,
b) No Asbestos Detected
c) No Access Provided. These locations should be treated as if asbestos was detected.

1.4 Asbestos Registers

Where asbestos containing materials have been detected, you will find a reference to an individual asbestos register sheet. Each incidence of asbestos detected has been assigned a material assessment score and a recommendation, which we believe is commensurate with the risk.

If the material deteriorates or is subject to damage, then a procedure should exist for the register and the risk assessment to be revised and appropriate action taken.

Guidance on the subsequent re-inspection frequency has been provided.

The register should be seen as a live working document and not an historical record of asbestos containing materials within the building on the date of the survey. As such it should, be up-dated to include data on remedial action such as encapsulation and removal activity.

Failure to maintain current records is likely to involve a breach of the Control of Asbestos Regulations 2012, i.e. a duty to "keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials on the premises.

1.5 Asbestos Management Plan.

1) The Asbestos Register for the common parts should be made available to any of your employees and sub-contractors who may be liable to disturb any asbestos containing material detected during the course of this survey.

2) The provision of asbestos awareness courses to your employees and sub-contractors is recommended. This will assist you to fulfil your duty to manage the risk of asbestos exposures within your premises.

3) As part of the responsibility to manage asbestos within a building we recommend that all incidences be labelled.

4) A permit to work system should be implemented; this should be designed to avoid the accidental damage to asbestos arising from maintenance activities.

5) A custodian for the register should be identified and a system should be employed which allows amendments to be authorised, in the form a controlled document.

6) A recommended period of re-inspection has been provided for each incidence of asbestos detected during this survey.

Report prepared by

Chloe Ellis
Office Manager

Report Reviewed by

Dave Ritchie
Director

2.0 SURVEY OBJECTIVES

The objective of the survey was to undertake a Management Survey of the premises. The objective is to identify, quantify and provide a risk assessment of those asbestos-containing elements within the building that are specified within the Control of Asbestos Regulations 2012, i.e. sprayed coatings, textured coatings, thermal insulation, insulating boards and cement products.

The Health and Safety Executive has published a document entitled “Asbestos: The Survey Guide, HSG 264”. The HSG 264 covers the Control of Asbestos Regulations 2012, which introduces an ***explicit*** duty to manage the risk from asbestos containing materials in premises.

This document contains practical guidance on surveying for asbestos containing materials in workplace premises and identifies two distinct categories of asbestos surveys:

a) Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed.

All areas should be accessed and inspected as far as is reasonably practicable. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Any area not accessed must be presumed to contain asbestos unless there is strong evidence that it does not.

The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis, i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However, it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder.

b) Refurbishment and demolition surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing 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). In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure.

Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor

refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example, in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome.

For the purposes of this project, we have undertaken a management survey of the site.

This level of survey is adequate for day-to-day management and low-level maintenance purposes, although it is unlikely to be adequate during a major refurbishment/alteration project.

Our recommendation is to use the survey data with caution and use it as a basis to re-inspect concealed areas (floor spaces, cavities, ceiling voids etc.) that may need to be exposed as part of the enabling works during major construction works.

2.1 Elements surveyed within the building

In the absence of a specific brief from the client, the standard areas for inspection were:

Internal partitions
Boiler Flues
Beam casings
Soffits
Thermal insulation
Riser shafts
False ceilings
Door Panels
External roofs and gutters
Roof Spaces
Artex Coatings
Roof linings
Ceiling tiles
Ceiling return panels
Fire cells
Window sills
Heater units
Bulkheads
Seals and gaskets
Drain pipes
Floor Spaces
Thermoplastic Floor Tiles

2.2 Areas and structures not included in the survey

Prior to the demolition of ceilings, cavity walls and removal of floorboards, a fully invasive refurbishment and demolition survey must be commissioned to determine the presence of any concealed features, such piped services and fire-resistant linings.

Asbestos Ceilings and Riser Panels

It is possible for additional asbestos containing items to be concealed by asbestos ceiling tiles. For example, an asbestos ceiling could conceal the presence of asbestos firebreaks, contaminated plant, air conditioning services, conduits, cabling etc and sprayed coating on soffits and structural steel beams. Similarly, an asbestos riser panel could be concealing asbestos insulated pipe work.

The scope of a Management Survey does not extend to the removal of asbestos containing items.

Re-insulated pipe work and services

It should be noted that pipe work insulation material that is composed of man made mineral fibres would not be sampled unless specifically requested. Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Small areas will be examined but the complete lagging insulation will not be removed.

Fire doors

Some fire doors may contain an inner sandwich layer of asbestos that is not often visible without partially dismantling doors. As this is not often possible, this should be borne in mind during fire door replacement, especially doors on boiler rooms, etc.

Soil pipes

In some circumstances, asbestos has been used as a packing/jointing material to pipe collars. These are difficult to detect unless they are systemically and destructively tested.

Electrical switch gear, electrical storage heaters & old boilers

It is common for heavy-duty fuse boxes to contain woven asbestos materials as a backing behind the fuses. Similarly, storage heaters & old boilers can contain asbestos materials. For safety reasons, these are not sampled but will be visually assessed if safe to do so.

Plant machinery, ductwork, sealed boxing.

For reasons of safety these items will not be inspected or accessed to avoid damage.

Residues

Due to the nature of asbestos residues and the type of survey being conducted it is not possible to identify all asbestos residues or areas of cross-contamination.

Acoustic bitumen sink pads

Bitumen sink pads are not sampled. Where sink pads are present and pre-date 1999 they should be presumed to contain asbestos. Photos will be taken where possible and appropriate.

Quantification Restrictions

Due to the type of non-intrusive survey carried out there maybe limitations on gaining exacts quantities of some of the asbestos materials noted on the existing register or that may subsequently be identified. Therefore, every effort will be made to gain exact quantities but where areas cannot be adequately accessed assumptions will be proposed or areas noted for further investigations.

Height Access Restrictions

Areas above a 3-metre height will not be examined unless others provide safe access.

3.0 ASBESTOS SURVEY METHODOLOGY

The objective was to identify asbestos materials by visual examination and where appropriate obtain representative samples for analysis. Analysis was achieved by employing standard polarised light microscopy and dispersion staining at the premises of our preferred Laboratory partner, in accordance with accreditation under the United Kingdom Accreditation Scheme (UKAS). Details can be provided upon request.

3.1 Bulk Sampling

Careful sampling procedures and techniques are important if the survey is going to be executed in a successful and safe manner.

It is important that the sampling activity is undertaken in such a manner that the following objectives are achieved:

- *A representative sample of the material is obtained. For example, with respect to thermal insulation, it is important that complete core samples, rather than superficial samples are obtained.*

- *Sampling is undertaken in such a way that cross-contamination is prevented and erroneous results are not produced and does not place the surveyor or any third party at risk. Careless sampling will give rise to the unnecessary release of asbestos fibres.*

4.0 REGISTER OF INSPECTIONS

The register identifies the location by either room number or literal description, the area or element investigated and provides one of three status reports for each location within the building survey: a) asbestos detected, b) no asbestos detected and c) no access provided.

For the purposes of the safe management of the site, a no access provided report should be treated as presumed asbestos.

5.0 ASBESTOS REGISTER

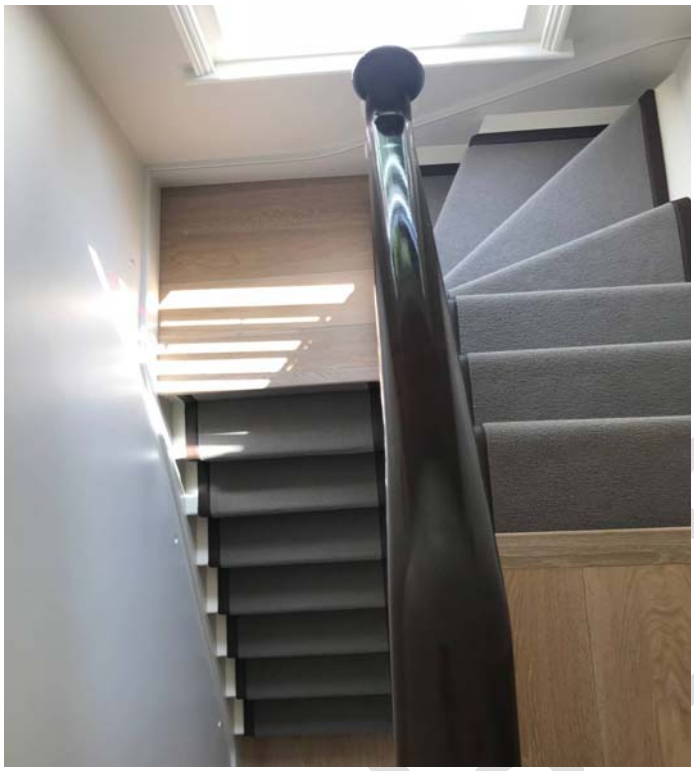
The Asbestos Register itemises those areas where asbestos containing materials have been detected and provides recommendations regarding subsequent management and remediation where required.

Post survey, this facility can be provided, in the form of a follow-on re-inspection service combined with an annual up-date of the register.

6.0 PHOTOS

View of bedroom – ***No asbestos detected.***

View of en-suite bathroom – ***No asbestos detected.***

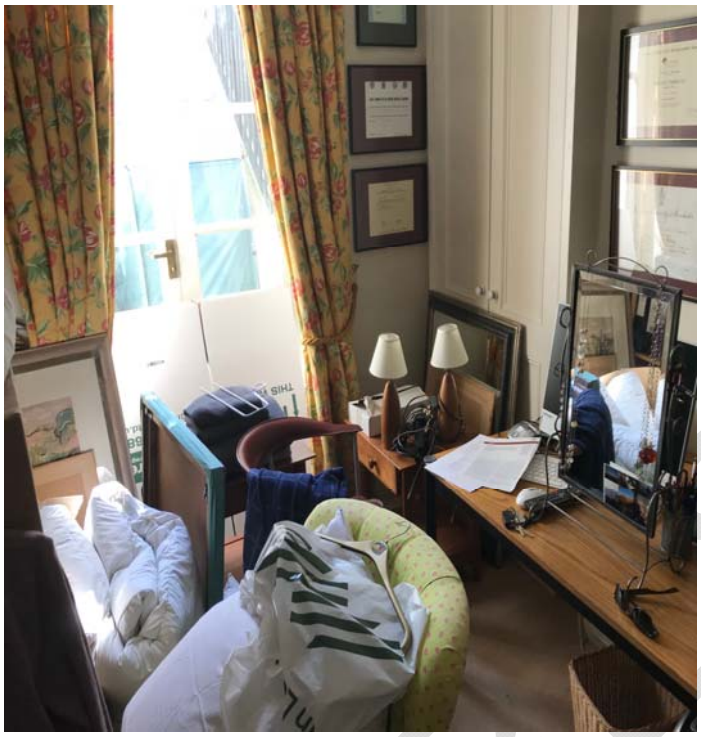


View of stairs – ***No asbestos detected.***

View of 1st floor front room – ***No asbestos detected.***

View of ground floor entrance hall – ***No asbestos detected.***

View of bathroom - ***No asbestos detected.***



View of study – ***No asbestos detected.***

View of ground floor front room - ***No asbestos detected.***

APPENDIX A: REGISTER OF INSPECTIONS

Register of Inspections

Client	Stephen Brandes Architects Ltd.			
Site Details	35 Southill Park			
	London			
	NW3 2SP			
Date of Survey	20th April 2018			
Surveyor	Dave Ritchie	Page 1 of 2	**Survey Type**	Management

Location Ref	Location Description	Element Inspected	Type of Asbestos Detected	Notes
		THIRD FLOOR		
01	BEDROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
02	EN-SUITE BATHROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
03	STAIRS	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
		SECOND FLOOR		
04	FRONT BEDROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
05	BATHROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
06	BACK BEDROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
07	EN-SUITE BATHROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
08	ROOF TERRACE	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
09	STAIRS	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
		FIRST FLOOR		
10	BACK ROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
11	FRONT ROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
12	KITCHEN/DINER	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	

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Location Ref	Location Description	Element Inspected	Type of Asbestos Detected	Notes
		GROUND FLOOR		
13	ENTRANCE HALL	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
14	ELECTRICAL INTAKE CUPBOARD	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
15	BATHROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
16	TOILET	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
17	STUDY	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	
18	FRONT ROOM	*ALL ELEMENTS*	***NO ASBESTOS DETECTED***	

APPENDIX B:
ASBESTOS IN BUILDINGS

There are three main asbestos types

- ***Crocidolite - Blue***
- ***Amosite - Brown***
- ***Chrysotile - White***

Other forms are found but are less common in usage, i.e. Anthophyllite, Tremolite, and Actinolite.

Crocidolite and Amosite in manufactured products ceased in the early 1980's and was formally banned with the enactment of the Asbestos (Prohibition) Regulations) 1985 (amended 1992)

The principal use of these minerals has been in the form of binders for cement products, whilst its strength and heat-resistance has made it useful in high temperature environments, as thermal insulation and fire protection material.

Four broad classifications of material type may be made:

- ***Sprayed asbestos coatings and insulation lagging.***
- ***Lower density soft-surfaced material - i.e. thermal insulating board and millboard***
- ***High-density hard-surfaced materials - i.e. asbestos cement products.***
- ***Ropes, yarns, cloths, gaskets, friction materials, bituminous materials, plastic, paper***

Sprayed Coatings

Potentially the most dangerous form of asbestos these friable high content coatings were applied to structural steelwork of large office/industrial buildings up to about the mid 1970's. It was also applied to ceilings of many civic buildings and used as acoustic insulation.

The method of application (as the name suggests) was by spray of wet asbestos - binder slurry, using compressed air. The application was difficult to control and "overspray" on to adjacent surfaces or cavities is frequently found.

Typically the asbestos content of sprayed asbestos is at least 85%, with the most common forms of asbestos being Crocidolite (blue), but mixtures of Chrysotile (white) and Amosite (brown) are found.

Sprayed coatings have the highest potential for fibre release. These materials are normally found in association with the following features**.**

- ***Thermal and acoustic insulation***
- ***Fire protection to structural steelwork - Beam Encasings***

Thermal Insulation Material

Thermal insulation is usually a friable material with asbestos content of between 25% and 75%. The composition is variable and may include other None-asbestos fibres, natural vegetable or hair, as well as synthetic organic or mineral fibres.

The construction of thermal insulation can also vary and may include several layers of different asbestos types. Common forms of lagging include a "hard set" type, which includes an outer layer of plaster or cement overlaying the inner asbestos layer and also a "pre-formed" sectional type, which may be over wrapped with canvas.

Thermal insulation material is found in association with the following systems:

- ***Boilers***
- ***Calorifers or hot water tanks***
- ***Pipes and pipe lines***
- ***Pressure or reductions vessels***

Insulating Boards and Millboards

Insulating boards are commonly found in the form of ceiling tiles, wall panels firebreaks, soffit boards, etc., and contain mostly Amosite asbestos in a concentration range of between 17 - 25%. Because of their ubiquitous use in buildings, insulating boards are frequently encountered during maintenance activities.

Millboards are low-density boards with a higher asbestos content (mostly Amosite, but also Chrysotile) used for thermal and electrical insulation in switch boxes.

Cements

Cement products constitute one of the largest uses of asbestos, although as a hard material with a low content, (not usually above 15%) has a low potential for fibre release. Later cement products contain only Chrysotile, but earlier products contained Crocidolite and Amosite.

Asbestos cement is also found in a variety of forms, as corrugated sheet, gutters, pipes, flues, cowls, grilles, tanks, troughs and conduit, soffits, shuttering, etc. The material has greater strength than insulating board, and thus makes it suitable for exterior applications, such as cladding with synthetic slates or roof tiles.

Other forms of asbestos may be present, i.e. flooring materials, ropes and textiles, gland packing, paints and textured coatings, and plastics.

ACE ASBESTOS

Your Safety is Our Concern!

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